

FOR SALE

10-12 Shore Road, Holywood BT18 9HX



This building is ideally situated in the heart of Holywood town centre close to the Maypole Bar. The ground floor restaurant has successfully traded as Koi, Chinese/Asian cuisine, for some 10 years and now is available due to the retirement of the owners.

This property comprises the superb and well established Koi restaurant to the ground floor together with generous upper floors suitable for refurbishment to provide two large apartments. The building has recently been substantially upgraded.

The ground floor restaurant is well fitted out for some 70 covers and has an exceptionally spacious and superbly appointed kitchen.

SIZE

Ground Floor	Restaurant	964 sq.ft.	(89.6 sq.m.)
	Kitchen / Prep	630 sq.ft.	(58.6 sq.m.)
	Office / Store	62 sq.ft.	(5.7 sq.m.)
	Ladies and Gents W.C.'s		
	Staff W.C.		

First Floor Apartment (gross area) c.1,100 sq.ft. (102 sq.m.)

Second Floor Apartment (gross area) c.1,010 sq.ft. (94 sq.m.)

PRICE Offers in the region of £425,000

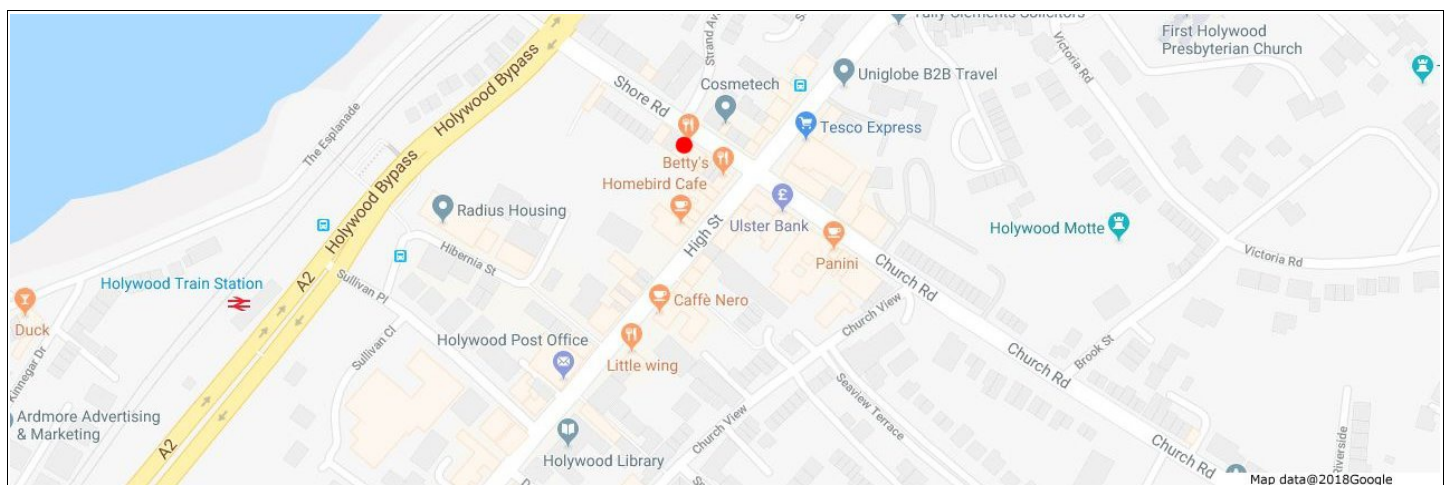
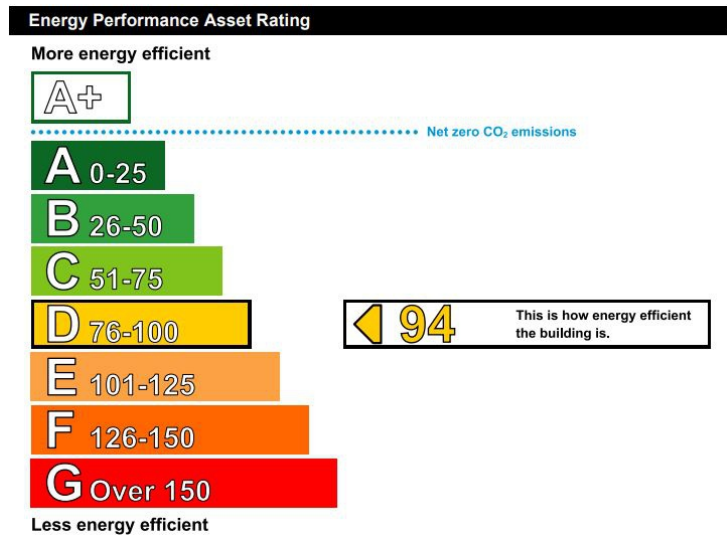
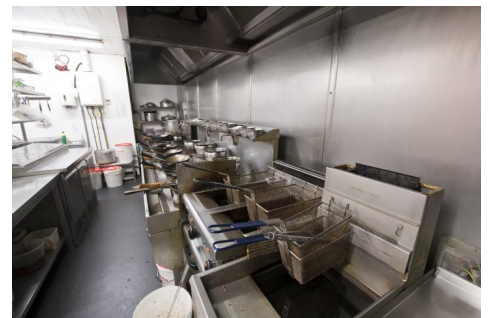
54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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 Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



VAT	We are advised that VAT is not applicable to the above		
FIXTURES/FITTINGS	May be purchased by negotiation		
DEVELOPMENT	Plans proposed for refurbishment of upper floor by the experienced Architect, Rory Graham of 23 Design Architects are attached. These are for stores on first floor and apartment on second but give a good indication of potential for 2 large apartments.		
RATES			
Ground Floor	No 10	NAV	£5,950.00
		Rates payable 2019/20	£2,712.42
	No 12	NAV	£9,900.00
		Rates payable 2019/20	£4,513.11
First Floor	Capital Value - Apartment		£125,000
Second Floor	Capital Value - Apartment		£115,000
EPC	D-94		
VIEWING	By appointment with Sole Agent 028 9042 4747		

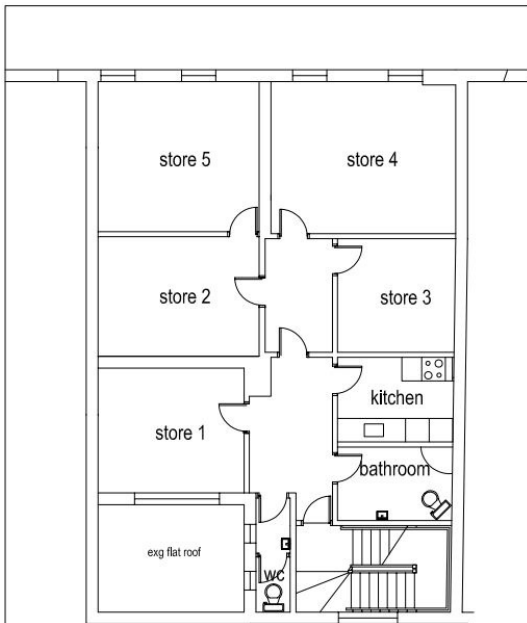


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existing 1st floor plan

Project Name	23 Design Ltd
Client	23 Design Ltd
Project Address	54 High Street, Holywood, BT18 9AJ
Project No	07719005
Scale	1:100
Date	07/11/2023
Drawn By	23DESIGN
Checked By	23DESIGN

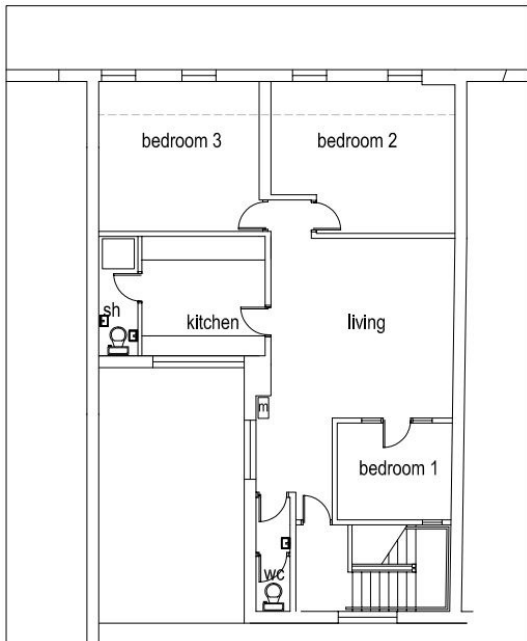


proposed 1st floor plan stores refurbishment

Client to clear all rooms prior to refurbishment works. This floor to be completed as phase 1 prior to refurbishment of apartment above.
Remove existing suspended ceiling complete. Provide 25 x 38 sq laminated battens to full ceiling with 12mm plasterboard and skirting. Existing ceiling previously protected.
New 100mm staggered stud walls with packed rockwool acoustic quilt insulation to positions as shown. New FD30 fire door to positions as shown. Main entrance door to storage floor to have safe lock floor.
All surfaces to be prepared for redecoration. Glass white to all woodwork and 2 coats white emulsion to all walls and ceilings.
Prepare existing floor for provision of new polypropyl vinyl flooring.

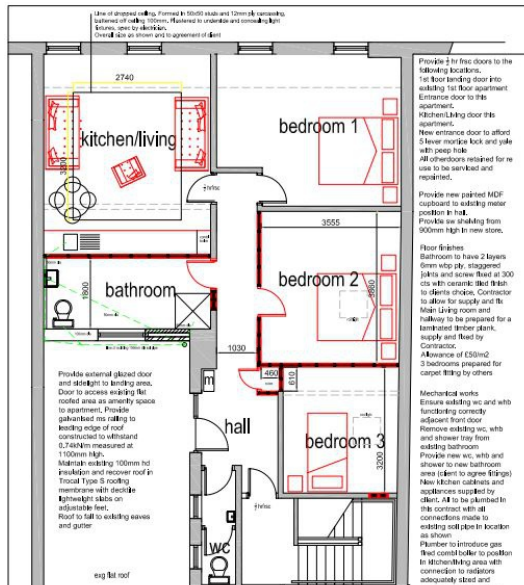
Electrical works
Remain to current NICEIC edition throughout.
Provide lighting layouts (to be agreed) and power socket provision to all rooms.
Electrical contractor to ensure adequate lighting (and emergency) is provided in stairwell.
Provide separate quotation for intruder alarm installation.
Existing fire alarm system to be extended to cover all 3 floors.

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existing 2nd floor plan

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Client to ensure apartment is clear of all furniture and loose fittings.
Floor
Refer to notes to floors. Contractor to confirm fire resistance afforded between existing residential use on 1st floor and this apartment.
Make good all floors where disturbed and provide new gloss painted 105 x 150 sq vinyl flooring.
Walls
Carefully remove existing paper linings, rub down and prepare for redecoration.
2 coats matt emulsion. New walls to be plasterboarded 100mm studs with skin finish and painted 2 coats matt emulsion.
Make good all walls where disturbed.
Ceilings
Take down existing suspended ceiling. R44 apartment roofline.
Provide new plasterboarded walls and full ceiling throughout. Contractor to agree light fittings etc with Electrical Contractor.
Provide 20w new LED Matrix 600 x 600, standard beam, non opening roof lights to bedrooms 2 and 3 to agreed positions on flat roof above.
Windows
Remove all windows and dispose. Provide new double glazed white uPVC windows to each of openings 1st floor and 2 no windows to stairwell. Refer to window schedule.

Provide 2 fire doors to the following locations.
1st floor landing door into existing 1st floor apartment.
Entrance door to this apartment.
Kitchen/Living door into this apartment.
New entrance door to afford 3 lever mortice lock and peep hole with prep hole.
All thresholds prepared for re-use to be serviced and repaired.
Provide new painted MDF cupboard to existing meter position in hall.
Provide new skirting from 900mm high in new store.
Floor finishes
Bathroom to have 2 layers 6mm vitp ply, staggered joints and screw floor at 300 c/c with concrete slab base to clients choice. Contractor to allow for supply and fit of laminated timber plank, supply and fixed by Contractor.
Advance of E3000 2 bedrooms prepared for carpet fitting by others.

Mechanical works
Ensure existing vit and with functioning correctly adjacent front door.
Remove existing vit and shower tray from existing bathroom.
Provide new vit and shower to new bathroom area (client to agree fittings).
New kitchen cabinets and appliances supplied by client. All to be plumbed in this context with all connections made to existing outside location as shown.
Plumber to introduce gas fired combi boiler to position in kitchening area with connection to radiators adequately sized and plumbed. Boiler to serve this and 1st floor.
Provide whole house heat transfer system by BPC or other Ec4 approved.

Electrical works
Remain to current NICEIC edition throughout.
Provide lighting layouts (to be agreed) and power socket provision to all rooms.
Electrical contractor to ensure adequate lighting is provided in stairwell.
Provide separate quotation for intruder alarm installation.
All doors on ground and 1st floor leading onto access way to be 12 hr fire.

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