

TO LET

Excellent Ground Floor Office Unit
8 Church Road, Holywood BT18 9BU



LOCATION / DESCRIPTION

This is a well appointed Ground floor office suite situated in the heart of Holywood's retail / office area.

It is currently arranged as open plan reception, private office, kitchen, store and W.C. Comprises plastered and painted walls, laminate flooring, surface mounted fluorescent strip lighting.

There is a large surface Carpark in close proximity.

The unit is available from October 2022.

ACCOMMODATION

Ground Floor Office Unit c.590 sq.ft. (64.1 sq.m.)
plus W.C.

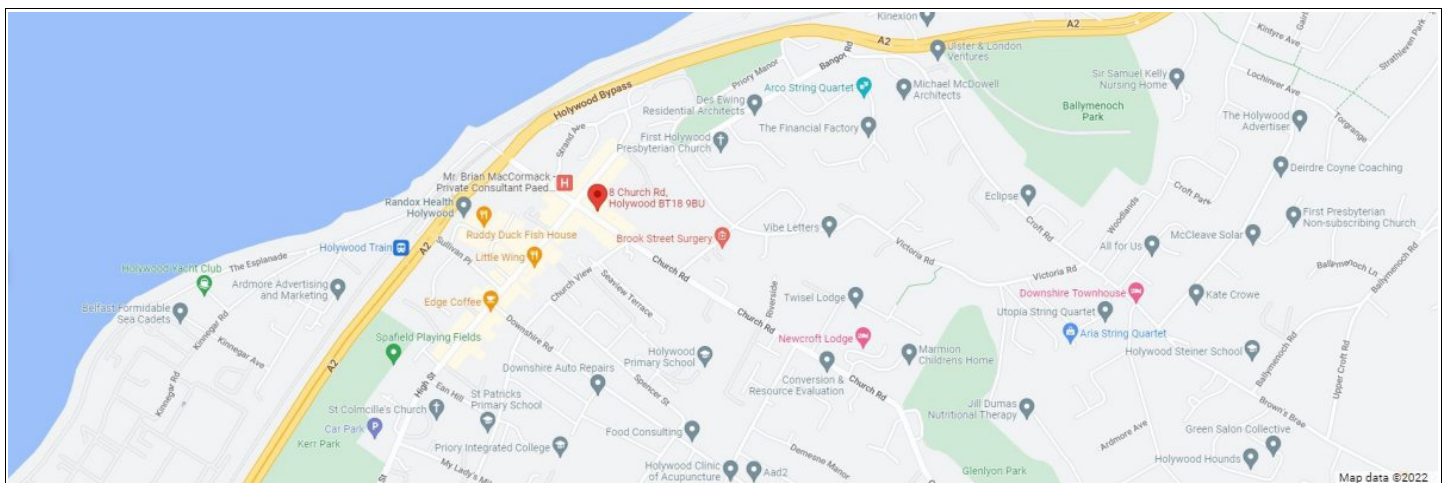
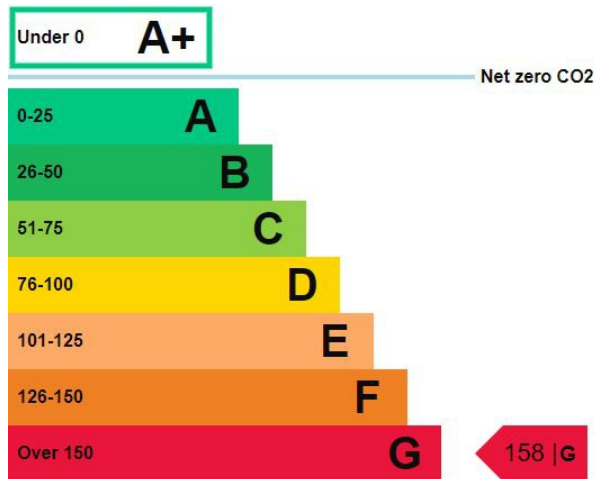
RENT **£14,000 per annum excl.**



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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VAT	Prices quoted are exclusive of VAT, which may be chargeable.	
LEASE		
TERM	Minimum 3 years	
REPAIRS/INSURANCE	Full Internal Repairing and Insurance basis plus shop front	
RATES	NAV	£9,350
	Rates payable 2022/23 with SBRR	£3,906.10
EPC	G-158	
VIEWING	By appointment with Sole Agent 028 9042 4747	



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