

# TO LET

## Small Office Suite

50b High Street, Holywood BT18 9AE



**This is a really splendid suite of 2 no. bright offices in central Holywood above Sweeney's Chemist.**

**Convenient to all amenities in this busy dormitory town the offices are ideal for a small business or just as a base for a business whose staff are now operating a home / office flexi working policy.**

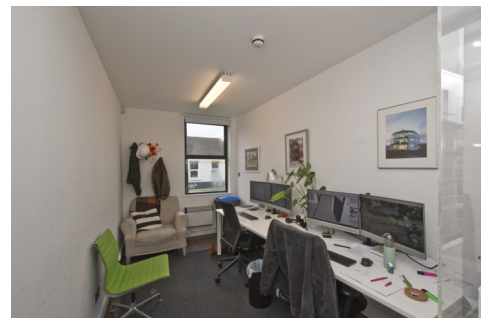


### SIZE

First Floor                      Offices                              332 sq.ft.                      (30.87 sq.m.)

Small Shared Kitchenette

Separate W.C.



### RENT

**£4,800 per annum**

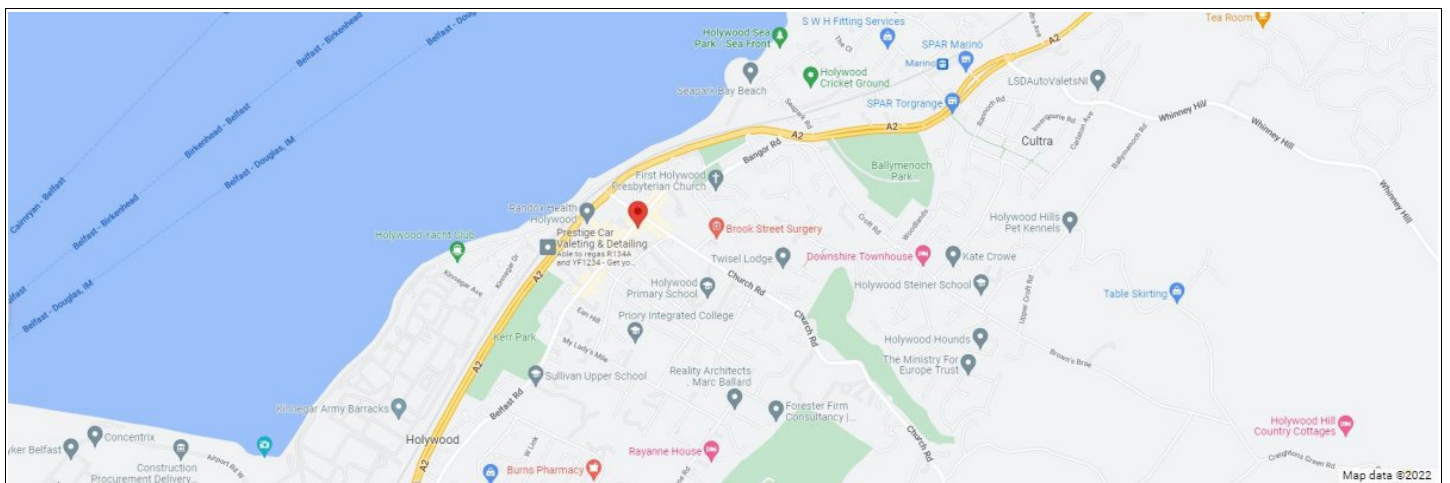
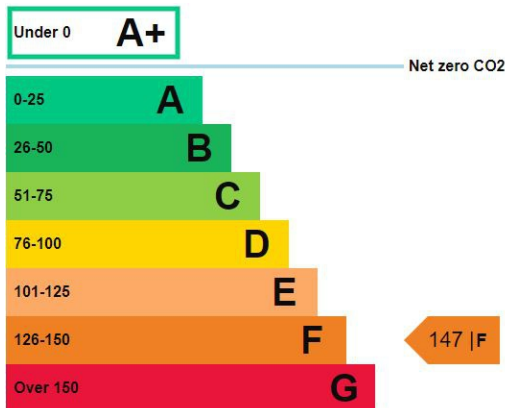
### VAT

We are advised that VAT does not apply to rent.

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

<b>LEASE</b>	Lease term minimum of 3 years	
<b>SERVICE CHARGE</b>	Landlord will charge a sum for cost of electrics, cleaning common areas, repairs and redecoration of common areas and proportion of building insurance. For this unit total cost of this in 2022 was around £480	
<b>RATES</b>	NAV	£2,500
	Rates payable 2022/23 (with SBRR)	£979.31
<b>EPC</b>	F-147	
<b>VIEWING</b>	By appointment with Brian S Patterson 07767 442999 or with Office 028 9131 3830	



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