

# FOR SALE

Investment Opportunity  
4 Shore Road, Holywood BT18 9HX



**This quirky 3-storey office building is ideally situated right in the heart of Holywood beside Alexander's Bar/Restaurant in an area suitable for a variety of occupiers should it become vacant.**

**The building is well maintained with a mix of smooth plastered and tiled ceilings, plastered/painted walls and plentiful built in storage. Gas fired heating is provided.**

**The property is currently let to Open Fairways Limited, who have been tenants for some nine years.**

**Present rent is £10,000 per annum and lease expires on 18 November 2024.**

**Should the property come vacant at the expiry of the lease we would anticipate a strong demand from both tenants and owner occupier purchasers.**



**PRICE**                      **Offers in the region of £150,000**

**VAT**                              **We understand that VAT is not applicable to this property**

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

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# TEMPLETON ROBINSON

## COMMERCIAL

CHARTERED VALUATION SURVEYORS

### SIZE

Ground Floor	Shop / Office	242 sq.ft.	(22.5 sq.m.)
	Kitchen	60 sq.ft.	(5.6 sq.m.)
	Separate W.C.		
First Floor	Offices / Landing	321 sq.ft.	(29.8 sq.m.)
Second Floor	Offices	200 sq.ft.	(18.5 sq.m.)
Outside	Small covered yard		

### LEASE

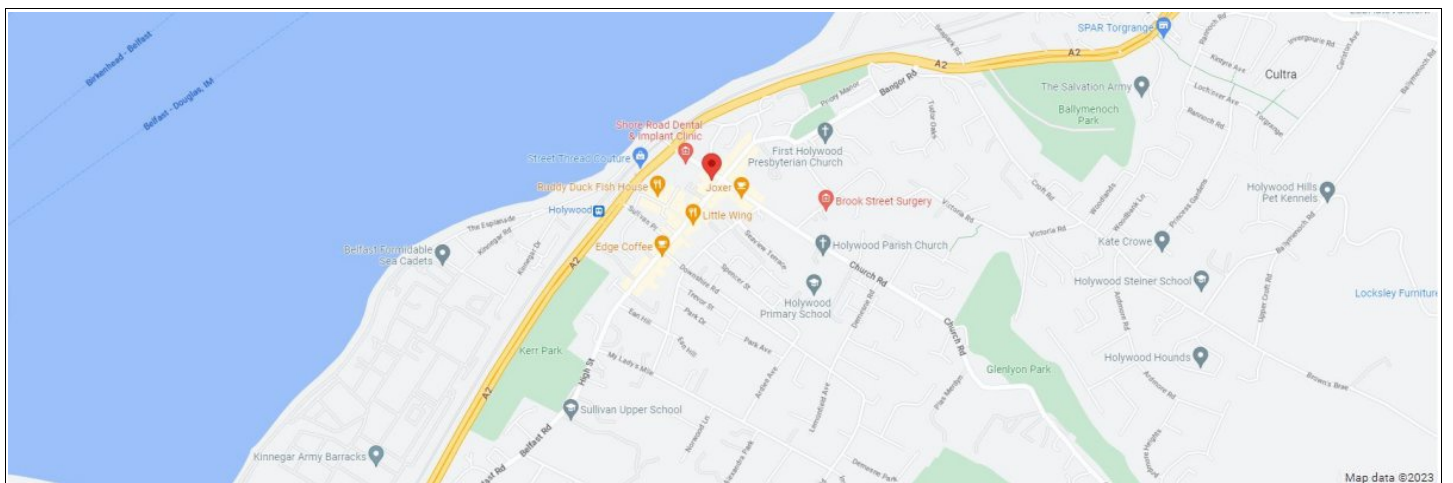
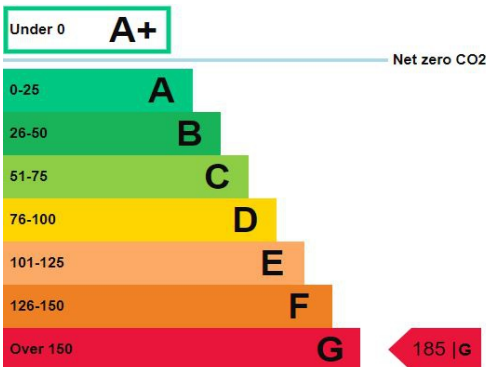
Tenant:	Open Fairways Limited
Term:	5 years from 17 November 2019
Rent:	£10,000 per annum (exclusive of vat)
Repair:	Tenant responsible for interior repair and shop front and exterior decoration.
Buildings Insurance:	Tenant to refund Landlord with cost of insuring the building.

### EPC

G-185

### VIEWING

By appointment with Sole Agent 028 9131 3830



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