

TO LET

By way of Assignment

Modern First and Second Floor Offices c.1,150 sq.ft.

2 Hibernia Street, Holywood BT18 9JE



This office suite is situated in a visual and prominent location in the heart of Holywood town centre at the junction of High Street and Hibernia Street.

The accommodation is perfect for a burgeoning young business.

The offices are bright and modern and available for early occupation.

We are seeking an assignment of the existing leases which expire on 30 September 2026.

SIZE:

First Floor

Open Plan Office; Manager Office; Kitchen c.712 sq.ft. (66 sq.m.)
Separate W.C.

Second Floor

2 no. Offices; Kitchen c.444 sq.ft. (41.3 sq.m.)
Separate W.C.

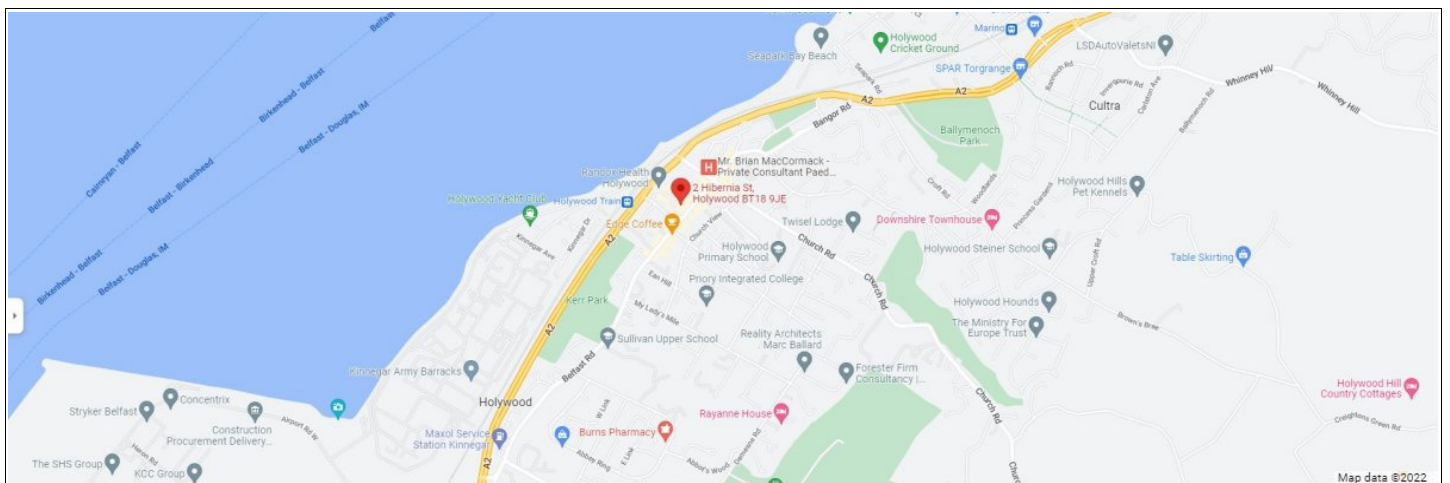
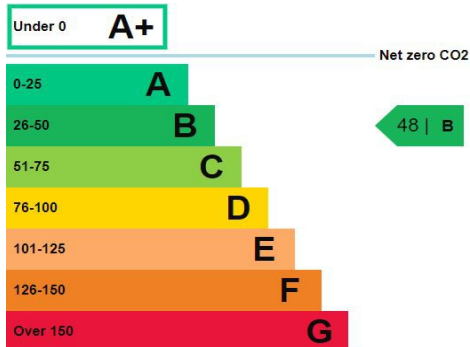


RENT	2a	First Floor	£9,600 per annum
	2b	Second Floor	£4,400 per annum

Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 91313830 e-mail: gareth@trcommercial.co.uk

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VAT	Applicable to above.		
LEASE	Copy of leases available to interested parties		
SERVICE CHARGE	Currently as per Landlord agent:		
	2a	First Floor	£2,928 p.a.
	2b	Second Floor	£1,926 p.a.
RATES	2a	NAV	£5,850
		Rates payable 2023/24(with SBRR)	£2,536
	2b	NAV	£3,600
		Rates payable 2023/24 (with SBRR)	£1,463
EPC	B-48		
VIEWING	By appointment with Sole Agents		028 9131 3830



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