

TO LET (May sell)

Second Floor Office c.1,047 sq.ft. (97.3 sq.m.) with Car Parking
18c Shore Road, Holywood BT18 9HX



The property is situated in a Courtyard setting in Shore Road just a short stroll from the Maypole junction with High Street in the heart of the town centre. The unit comprises a full floor of offices in this modern building built c. 2007.

Internally the offices comprise: Meeting Room; Generous Open Plan Office; Kitchenette; Shower Room; Cloaks and WC.

It is finished with plastered and painted walls and suspended ceilings; solid floor with carpet tiles, phoenix gas central heating and an intercom door entry system.

Two car parking spaces are included.

ACCOMMODATION

Second Floor Office c.1,047 sq.ft. (97.3 sq.m.)
plus Shower Room;
Cloaks and W.C.

Plus 2 dedicated car park spaces

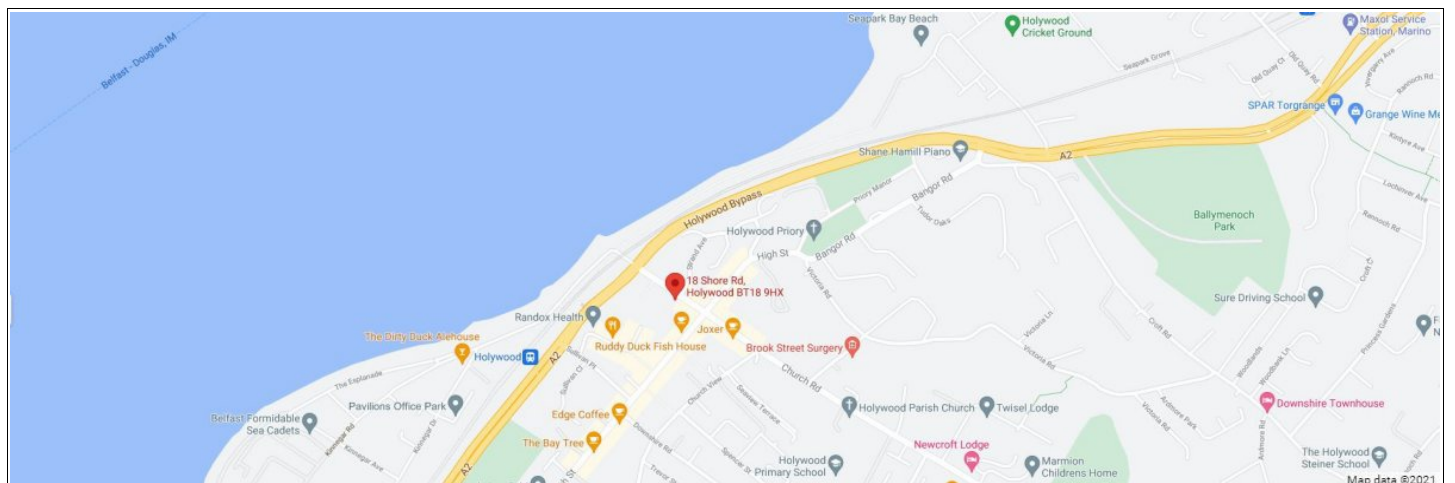
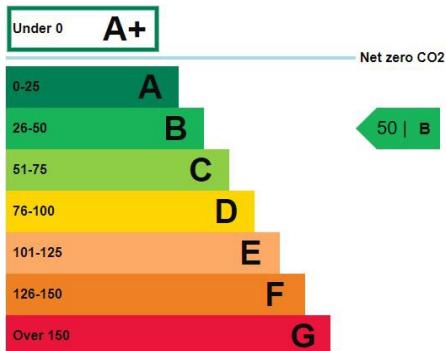
RENT £10,000 per annum excl.



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI1686154
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	VAT is chargeable on the rent and outgoing	
LEASE	3 year minimum	
REPAIRS/INSURANCE	Tenant responsible for interior repair and with refunding Landlord with a proportionate cost of buildings insurance, external repairs and decoration plus cleaning/maintenance of common areas.	
RATES	NAV	£9,000
	Rates payable 2024/25 (with SBRR)	£4,095
EPC	B-50	
VIEWING	By appointment with Sole Agent 028 9131 3830	
ANTI-MONEY LAUNDERING	In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.	



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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI686154
 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.

