

TO LET

Modern Second Floor Office Suite c.770 sq.ft.
45 Church View, Holywood BT18 9DP



This is a superb open plan office suite located in a modern building, a short stroll to the busy High Street, with its range of coffee shops and restaurants.

The offices are well presented with suspended ceilings with recessed lighting, gas fired central heating plus shared W.C. and kitchen facilities adjoining. 2 car parking spaces are included within the rear courtyard.

ACCOMMODATION

Offices c.770 sq.ft. (71.6 sq.m.)
plus Shared kitchen and W.C.

Outside 2 dedicated car parking spaces

RENT £8,500 per annum

VAT Is chargeable on the rent and outgoings

LEASE Minimum 3 years



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.

SERVICE CHARGE To include gas central heating, electricity, cleaning and maintenance of common areas, external repairs, building insurance proportion and other running costs. Approx. £4,500 per annum

RATES NAV £7,100
Rates payable 2024/25 (with SBRR) £3,230

EPC C-74

VIEWING Strictly by appointment with Sole Agents
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.



Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

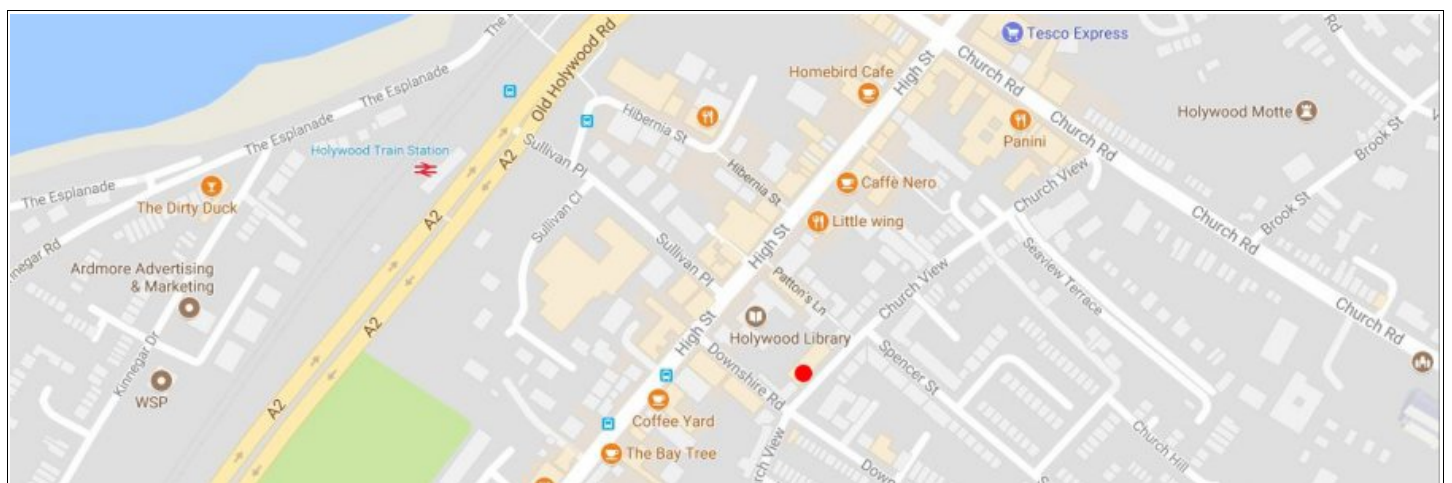
E 101-125

F 126-150

G Over 150

74 This is how energy efficient the building is.

Less energy efficient



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