



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE / TO LET

Prominent Office / Retail Accommodation with Private Car Parking

140 High Street, Holywood, BT18 9HS

LOCATION

Hollywood is an affluent commuter town situated c. 5 miles from Belfast City Centre and in close proximity to Hollywood Exchange whose occupiers include Sainsburys, Ikea and B&Q The George Best City Airport is also located nearby.

The property occupies a prominent position in the heart of the Hollywood town centre, a short walk from a wide range of local amenities to include Spafield playing fields public car park.

DESCRIPTION

The subject comprises office / retail accommodation arranged over 3 floors and is finished to a high standard throughout to include wooden / tiled flooring, painted / plastered walls with retained cornicing, spot lighting, kitchen and breakout space, WC's and has fired central heating with 3 no. private car parking spaces to the rear.

Neighbouring occupiers include Murphy Solicitors, John Gray Funeral Directors and Boots.

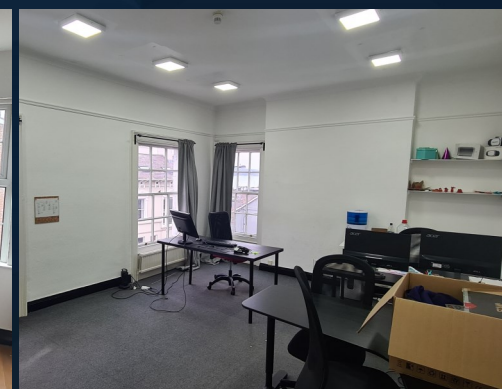
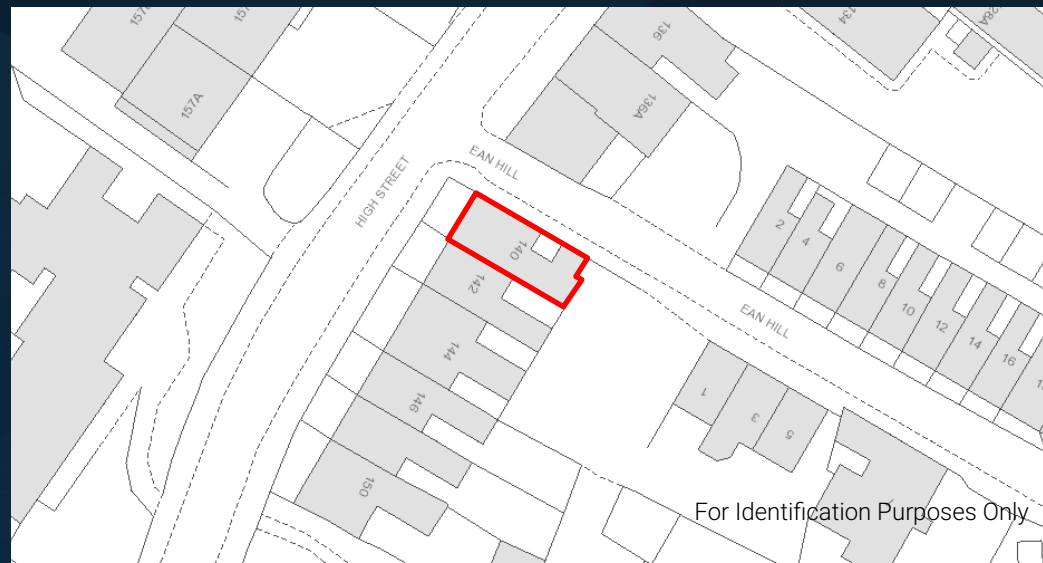
The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR (To include reception, 2 no. offices & kitchen)	C. 63 sq m	C. 687 sq ft
FIRST FLOOR (To include 3 no. offices & WC)	C. 55 sq m	C. 592 sq ft
SECOND FLOOR (To include 3 no. offices & WC)	C. 55 sq m	C. 592 sq ft
TOTAL NET INTERNAL AREA	C. 173 sq m	C. 1,862 sq ft

LEASE DETAILS

RENT: £20,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Effective full repairing and insuring basis



SALES DETAILS

PRICE: We are seeking offers over £250,000

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

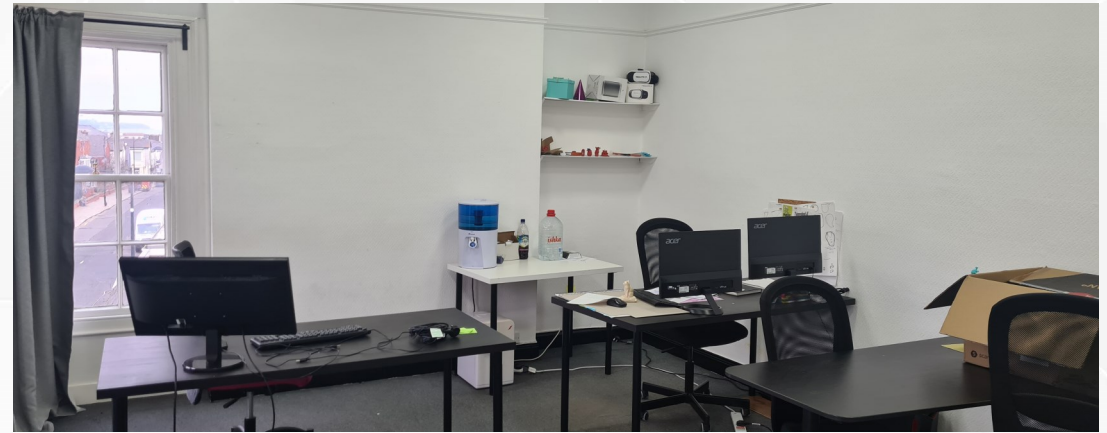
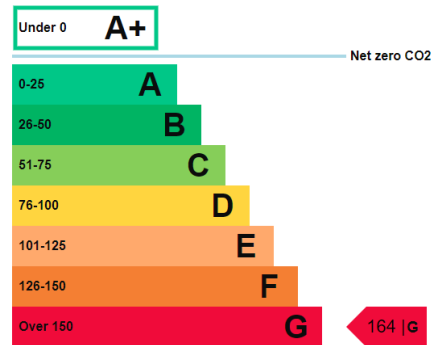
We are advised that the current NAV for the subject is £13,900.

The commercial rate in the pound for 2022 / 2023 is £0.5223.

Estimated rates payable: £7,259.97.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No: 6887

CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.