

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

RETAIL SHOP

136A HIGH STREET
HOLYWOOD
BT18 9HW

c. 95 m² (1,025 FT²)
plus stores



CONTACT:

Barney Goan

E: bag@mckibbin.co.uk

McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk

- Formerly occupied by Boots Chemist, the premises is in good repair and condition, with woodstrip flooring, suspended ceiling with recessed light fittings and walls smooth plastered and painted. It has an internal frontage of c. 7.3 m (24 ft) to Holywood's High Street. Carparking available to the rear.
- Holywood is a prosperous town approximately 5 miles east of Belfast City Centre and is easily accessible via the A2 Dual Carriageway and Sydenham Bypass. It is within easy access to Holywood Exchange Retail Park and Belfast City Airport.
- Provincial towns Comber, Newtownards, Dundonald and Bangor are within 10 miles.

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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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RETAIL SHOP
136A High Street, Holywood



LEASE DETAILS

Term:

3 or 5 years.

Rent:

£13,500 per annum.

Repairs & Insurance:

Effectively full repairing and insuring term.

Security Deposit:

A security deposit equivalent to one quarter's rent will be held by the Landlord as security in case of default. The Landlord may also require a guarantor.

VAT

The property is VAT registered and accordingly VAT will be charged on the rent and all other outgoings.

ACCOMMODATION

Ground Floor	Area
Sales	c. 69.8 m ² (751 ft ²)
Former Dispensary	c. 26.2 m ² (282 ft ²)
	c. 96.0 m ² (1,033 ft ²)
First Floor	
Stores	c. 28.8 m ² (310 ft ²)
TOTAL	c. 124.8 m ² (1,343 ft ²)
Plus carparking to rear of premises	

RATES INFORMATION

We are advised by Land & Property Services that the NAV is £13,400. Rate in £ 2020/21 – 0.5107. Total Rates Payable approx £6,840.

Note: Tenants have a rates holiday for the current financial year up until 31st March 2021, when the Covid-19 situation will be reviewed.

EPC

