



FOR SALE/TO LET

PROMINENT TOWN CENTRE OFFICE, EXTENDING TO C. 2,690 SQ. FT.
126 HIGH STREET, HOLYWOOD, CO. DOWN, BT18 9HW



PROPERTY SUMMARY

- Prominent office building extending to c. 2,690 sq ft
- Dedicated parking for 5 cars on front elevations
- The property is in need of refurbishment
- Suitable for a range of uses subject to planning permission
- Offers invited in excess of £275,000 exclusive

SITE PLAN



LOCATION

Hollywood is an affluent commuter Town on the shores of Belfast Lough located c. 6 miles East of Belfast City Centre and benefits from a high level of accessibility given its location off the main Belfast to Bangor A2 dual carriageway.

The subject property is located off Hollywood High Street, surrounding occupiers include Hollywood Dental Care, Boots pharmacy, The Progressive and Café Nero as well as residential properties.

DESCRIPTION

The subject comprises a detached two-storey double fronted office building extending to c.2,690 sq. ft. together with 7 car parking spaces. located on the front elevations.

ACCOMMODATION

Ground Floor:	1,430 sq ft
First Floor:	1,260 sq ft
Total:	2,690 sq ft

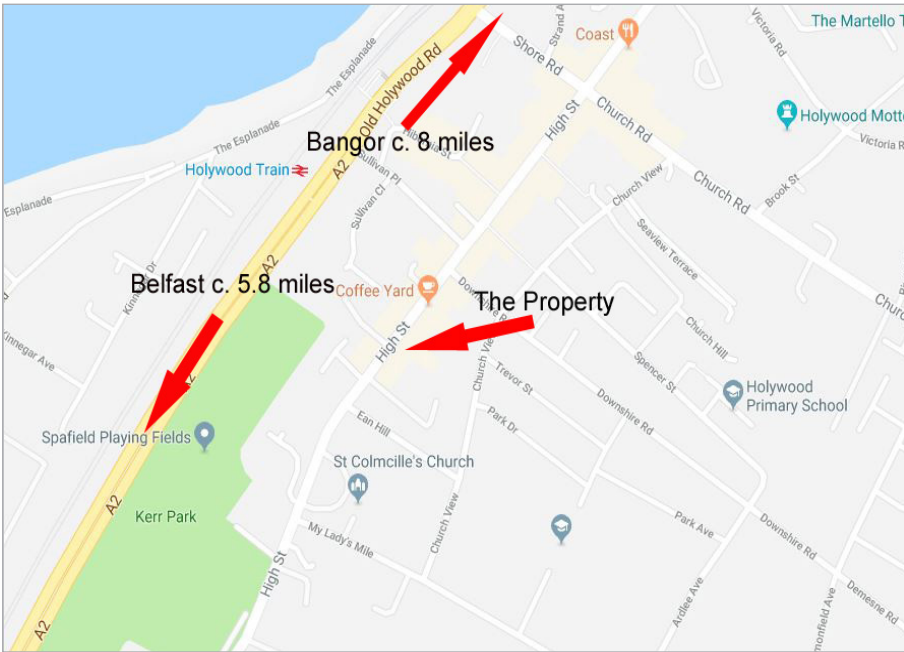
PRICE

Offers are invited in excess of £275,000 exclusive.

NET ANNUAL VALUE

Estimated Rates Payable per annum: £8,845.96

LOCATION MAP

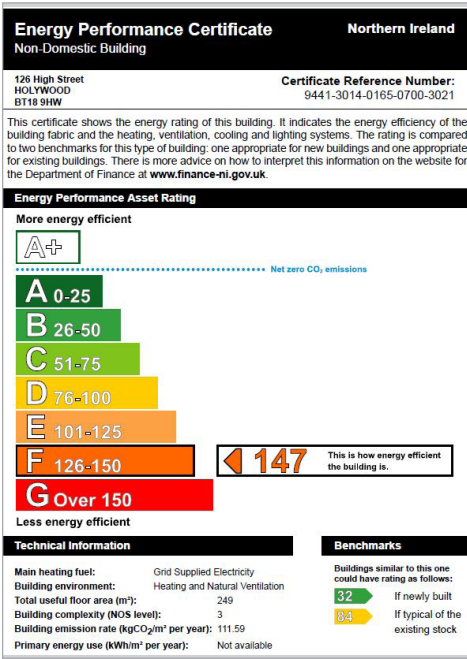


TITLE

We have been advised that the subject property is held on a leasehold basis with a ground rent of £11.00 per annum.

VAT

EPC



FURTHER INFORMATION

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