

TO LET

**137 Holywood Road,
Belfast, BT4 3BE**



Excellent Retail/Showroom Unit

Property Highlights

- Situated in a popular suburban location in close proximity to the vibrant Belmont Road.
- Extending to approximately 962 sqft (89.34 sqm).
- Modern fully fitted unit ready for immediate occupation.
- Free public car parking to the rear.

For more information, please contact:

Mark McCaul

mark.mccaul@cushwake-ni.com

028 9023 3455

James Russell

james.russell@cushwake-ni.com

028 9023 3455

cushmanwakefield-ni.com

TO LET

137 Hollywood Road, Belfast, BT4 3BE

Location

The property occupies a prominent position on the Hollywood Road close to the junction of the Belmont Road approximately 2 miles from the city centre.

The vicinity is characterised by a mix of commercial and high density residential development benefitting from significant vehicular traffic and passing footfall. Neighbouring occupiers include Boots Pharmacy, Tesco Express, McLean Bookmakers, Russell's, Fujitsu, The Strand Cinema, Binkys and Slim's Kitchen.

Description

The subject comprises a modern fully fitted ground floor retail unit finished internally to include plastered/painted walls, suspended ceilings with recessed LED panels and a tiled floor. The premises also benefits from an aluminium framed glazed shopfront and an electric roller shutter.

There is direct access from the rear of the unit to a free public car park.

Accommodation

The premises provides the following approximate internal area:

Description	Sq Ft	Sq M
Ground Floor	962	89.34

Lease Details

Term	By Negotiation.
Rent	£11,000 per annum exclusive, subject to contract
Repairs/ Insurance	Full Repairing and Insuring terms by way of service charge.

Rates

We are advised by Land & Property Services that the NAV is £9,200, resulting in rates payable for 2021/22 of approx. £4,997 based on the Rate in £ of 0.543147.

- "McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - (ii) McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
 - (iii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
 - (iv) rents quoted in these particulars may be subject to VAT in addition;
 - (v) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
 - (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in 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 five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC



Not to Scale – For Identification Purposes Only

