

To Let (By Way of Assignment / Sub-Let)

Excellent Ground Floor Retail Premises
7 Church Road, Holywood, BT18 9BU



CUSHMAN &
WAKEFIELD

McCOMBE
PIERCE

Due to
Relocation



To Let 7 Church Road, Hollywood, BT18 9BU



Property Highlights

- To Let – By Way of Assignment / Sub-Lease
- Excellent Ground Floor retail premises
- Accommodation extends to c.669 sq.ft
- Rent £12,500 per annum exclusive.

Location

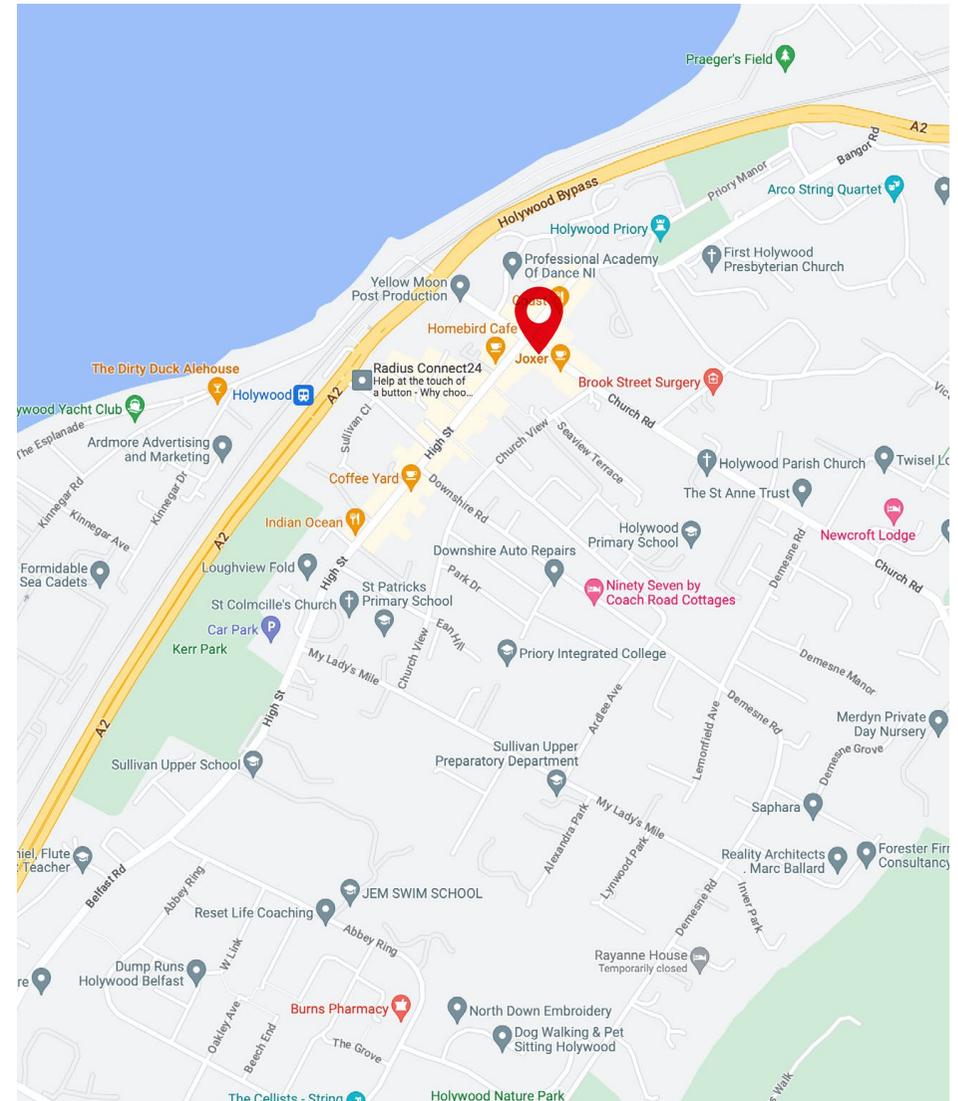
Hollywood is a popular commuter town with a population of c.12,000 people (2011 Census) together with a large affluent catchment population. It is located approximately 6 miles east of Belfast City Centre on the southern shores of Belfast Lough and is easily accessible by road and rail with Belfast City Airport situated in close proximity. The town is regarded as one of Northern Ireland's most prestigious and desirable locations having an array of restaurants, coffee shops, national retailers, with numerous niche retailers and boutiques.

The subject property is located on Church Road close to its junction with High Street and Shore Road benefitting from high volumes of pedestrian and vehicular traffic. Nearby occupiers include Fayre by Corries, Hannah's Florist, Tesco, Boots Pharmacy, Patrick Mulholland Hair, John Minnis Estate Agents, The Maypole Bar, The Joxer Bar and Noble Restaurant.

Description

The subject comprises a ground floor Mid terrace retail unit with rear pedestrian / service access. The unit comprises a retail sales area to the front, a staff / preparation area (which is plumbed) and a staff WC to the rear of the unit.

The unit previously traded as Knotts Bakery and the unit is available due to the business relocation within Hollywood. The premises benefits from a glazed shop front with electric roller shutter, internally the shop is finished with a tiled floor, a combination of panelling and plastered & painted walls, feature lighting to customer facing areas and suspended ceiling. The unit also benefits from a 3 phase electricity supply.



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Accommodation (all areas are approximate)

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Retail Area	480	44.62
Staff / Prep Area	189	17.56
W.C		
Total	669	62.18

Rates

We have been advised by Land and Property Services of the following:

Net Annual Value: £10,200

Rate in the Pound 2023/2024: 0.54174

Estimated Rates Payable: £5,526 p.a.

The property should benefit from the Small Business Rates Relief Scheme, which would provide an occupier with a 20% reduction in rates payable. However; we recommend that you verify this with Land & Property Services.

Lease Details

Rent: £12,500.

Lease Expiry: 31st April 2029.

Review: 1st May 2024.

Repairs / Insurance: Tenant responsible for internal repairs. Tenant to reimburse the landlord for the insurance apportionment (c.£388 p.a) and management charges (£625+VAT).

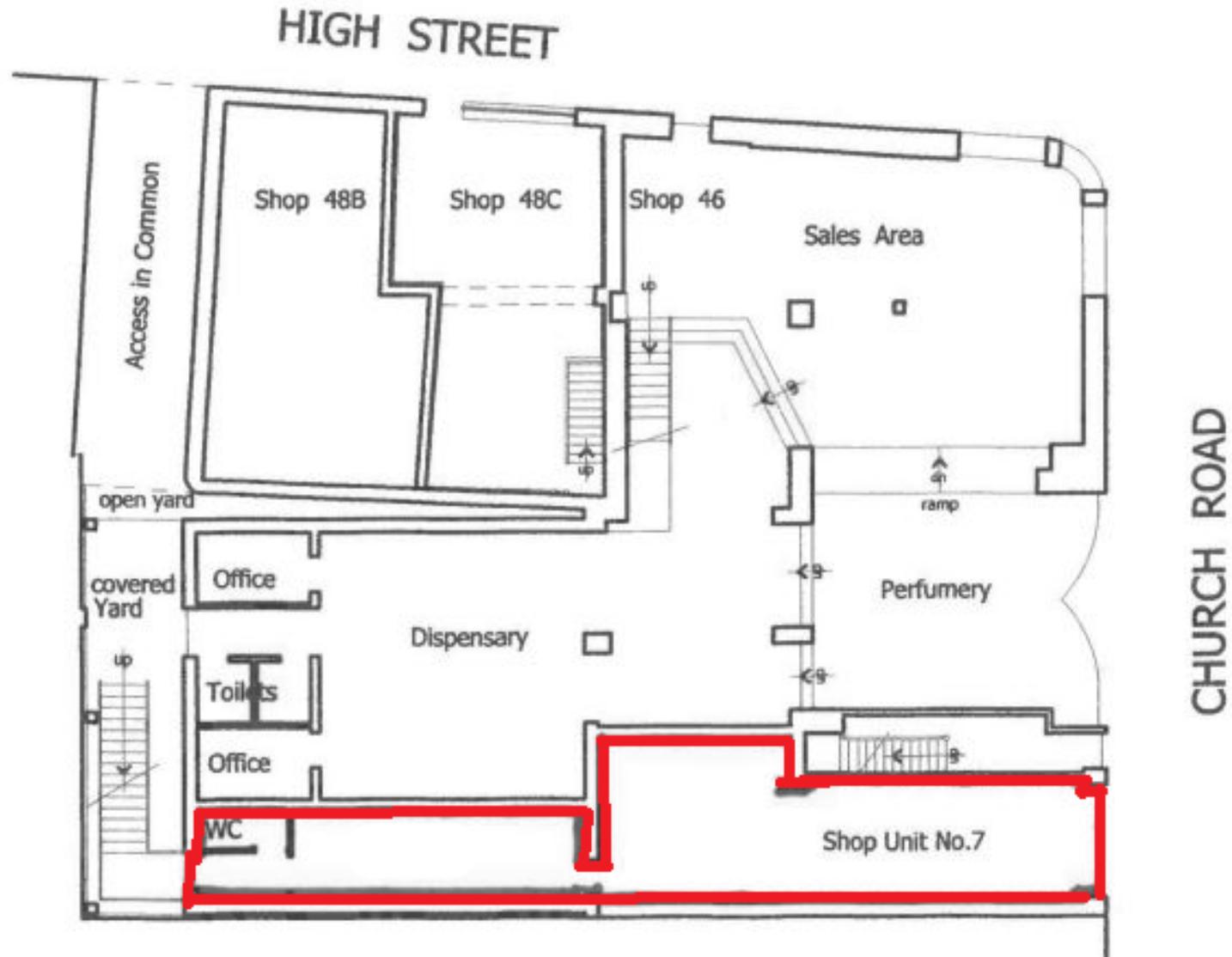
A copy of the lease is available on request.

VAT

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



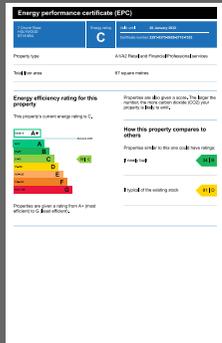
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Ground Floor

For indicative purposes only.

EPC



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