



Restaurant / Hot Food Unit To Let



Prime central location in Holywood at Maypole Junction.



Close to Tesco Express, Knotts Bakery and Boots.



Deceptively generous ground floor hot food space previously used as Fish n Chip shop.



First floor restaurant with some 35 covers.

Get more information

Avison Young

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Location

The property is situated in the centre of Hollywood close to the junction of High Street and Church Road and only a couple of doors from Tesco Express.

Description

The property comprises a two-storey terrace building interlocked with the adjoining property at first floor level over the gateway entrance to the rear. The ground floor area is deceptively spacious and includes a seating area to front with counter, large kitchen beyond, prep room, freezer room and w.c.

The first floor has a generous restaurant to the front of the building overlooking the busy High Street together with a waiting area, office, store and w.c. accommodation.

Accommodation

| Description | Sq Ft | Sq M |
|---------------------|--------------|--------------|
| Ground Floor | | |
| Seating Area | 330 | 30.7 |
| Kitchen | 406 | 37.7 |
| Prep Area | 168 | 15.6 |
| Freezer Room | 142 | 13.2 |
| Staff w.c. | | |
| First Floor | | |
| Restaurant | 408 | 37.9 |
| Waiting Area | 178 | 16.5 |
| Office & Store | 211 | 19.6 |
| Male/Female w.c. | | |
| Total | 1,843 | 171.2 |

Rent

Offers in the region of £23,500 p.a.

Rates

As per Land & Property Services website, we understand the rates are payable as follows:

| | |
|------------------------|------------|
| NAV: | £17,600 |
| Rates Payable 2025/26: | £10,008.54 |

Lease

By negotiation on the basis of a 5 year minimum term with Tenant responsible for repairs and refunding Landlord with insurance premium.

VAT

We are advised that the property is not registered for VAT.

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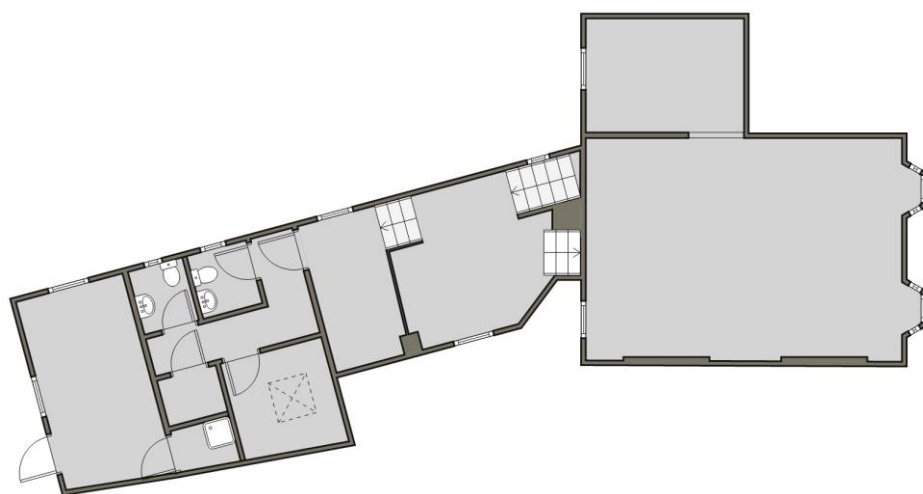
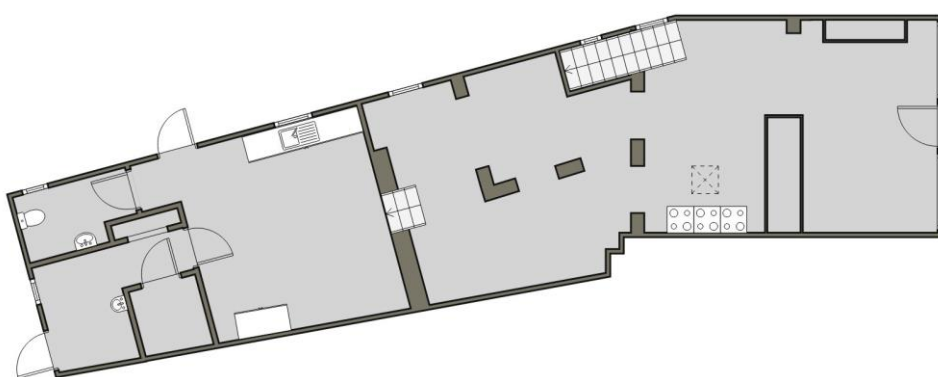
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