

**AVISON
YOUNG**

To Let

62 High Street, Holywood, BT18 9AE



Retail / Coffee Shop Unit To Let



Prime central location on busy High Street.



Adjoining Red Cross and Assisi and close to Café Nero.



Deceptively spacious at c. 1,029 sq ft.



Previously occupied by 'Nutmeg' as health food and café.

Get more information

Avison Young

3rd Floor, Rose Building
16 Howard Street
Belfast
BT1 6PA

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avisonyoung.com/ni

Location

The property is situated in the prime retail part of Hollywood town centre affording a busy footfall.

Description

The property comprises one of two ground floor shops in this 3-storey building with Monroe's pub on upper floors. The shop has a narrow frontage but a depth of retail space of some 62 feet with kitchen, prep area and disabled w.c. beyond.

Accommodation

Description	Sq Ft	Sq M
Shop / Café	804	74.8
Prep Area	95	8.8
Prep Area	44	4.1
Kitchen	86	8.0
Disabled w.c.	-	-
Total	1,029	95.7

Rent

£16,500 per annum.

Rates

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

NAV:	£13,900
Rates Payable 2025/26:	£8,165.37

Lease

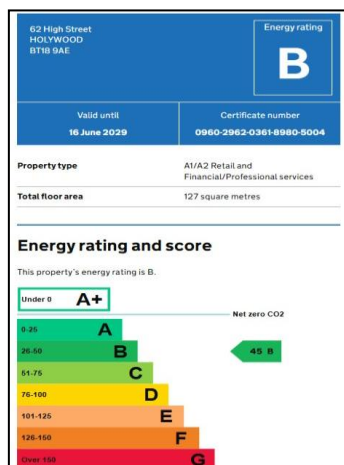
By negotiation on the basis of a 5 year minimum term with Tenant responsible for interior repairs / shopfront, service charge and refunding Landlord with insurance premium.

VAT

VAT is applicable to rent and service charge.

EPC

B45.



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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

To find out more, please contact:

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