



Retail / Office Building To Let



In the heart of Holywood Town Centre close to Maypole Junction.



Quirky 3-storey building previously occupied by Open Fairways.



Gas fired central heating.



Rent - £16,000 p.a. exclusive of VAT.



Usable floor area – 823 sq ft.

Get more information

Avison Young

3rd Floor, Rose Building
16 Howard Street
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Location

The property is situated in a convenient location close to the junction of High Street / Shore Road, directly opposite the Maypole Bar an adjoining The Cove and Camphill.

Description

The property comprises a bright, modern, self-contained building in this ideal location.

The accommodation is ideal for a business to which the public resorts such as estate agent, mortgage consultant or insurance broker with a welcoming display area to ground floor and the upper floors providing excellent ancillary office space.

Accommodation

	Sq Ft	Sq M
Ground Floor		
Retail / Office	242	22.5
Kitchen	60	5.6
Separate w.c.	-	-
First Floor		
2no. Offices / Landing	321	29.8
Second Floor		
2no. Offices	200	18.5
Total	823	76.4

Rent

£16,000 per annum exclusive of VAT.

Rates

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

NAV: £7,400
Rates Payable 2025/26: £4,347.03
(Small business rates relief may apply)

Lease

By negotiation subject to a minimum term of 5 years with Tenant responsible for exterior and interior repairs and refunding Landlord with cost of building insurance.

VAT

We are advised that the property is not VAT registered.

EPC

G185.



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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:

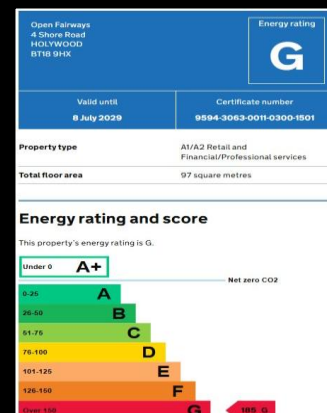
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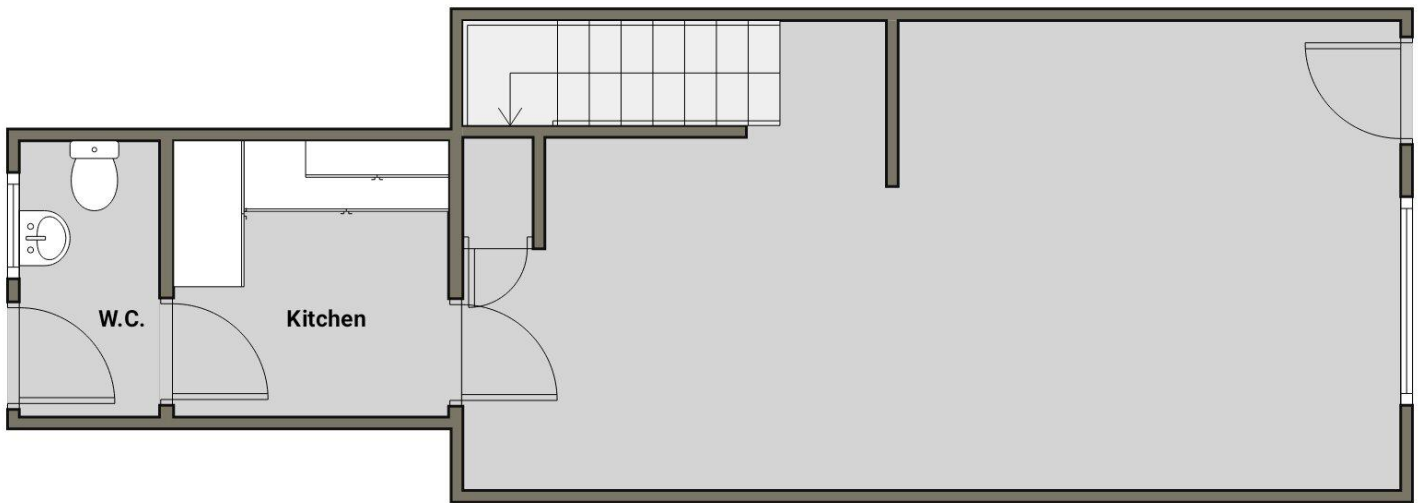
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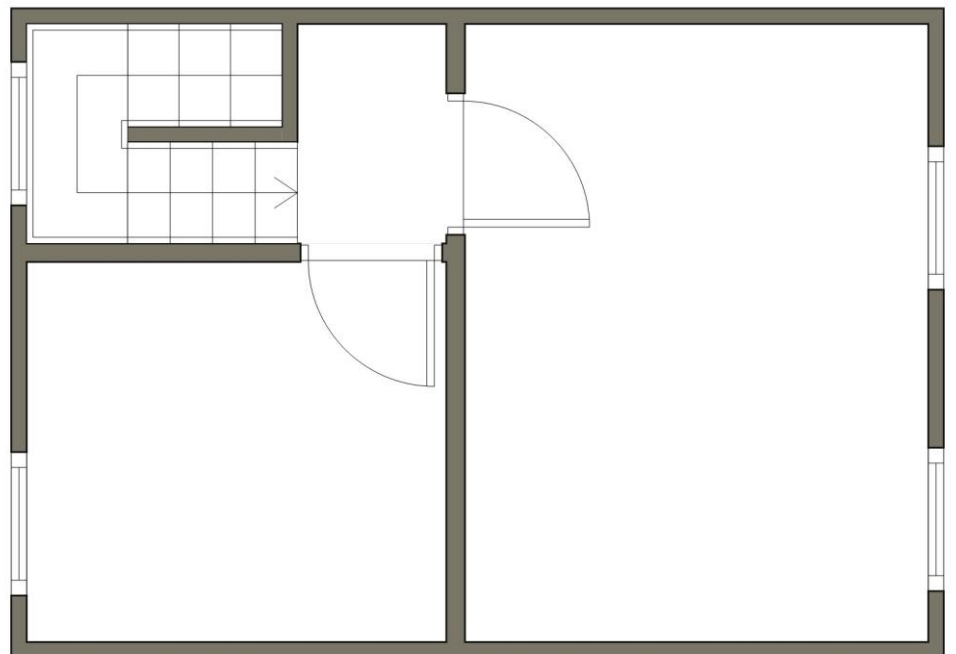
Ground Floor Plans



First Floor Plans



Second Floor Plans



Please note above plans are not to scale