



TO LET

FIRST FLOOR, 75 HIGH STREET, HOLLYWOOD, BT18 9AQ  
PROMINENT OFFICE SUITE OF 939 SQ.FT. WITH 2 ON-SITE CAR PARKING SPACES.

Lisney



## Features

- Prime location in Hollywood Town Centre
- 2 on-site parking spaces to rear
- Suitable for a variety of uses
- Flexible terms on offer

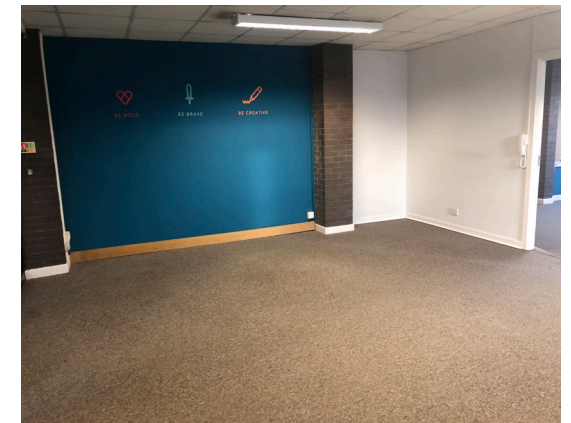
## Location

Hollywood is located to the North East of Belfast in a coastal location along the Belfast Lough. The town is situated approximately 7 miles from Belfast City Centre, with access to the main arterial routes via the A2 dual carriageway and public transport provisions.

The area is in close proximity to the Port of Belfast and Belfast City Airport which is located 4 miles away. Hollywood is an affluent town which forms a gateway to North Down being situated in Greater Belfast.

## Accommodation

Floor	Size (Sq. ft.)
First Floor	c. 939 sq.ft



**DESCRIPTION**

The subject suite is situated on the first floor and is accessed from a small common area which has been newly refurbished in 2021.

The suite has plastered and painted walls, carpeted flooring, fluorescent strip lighting and electric heaters.

The space is light and airy with large windows overlooking High Street. It is currently divided into two open plan office spaces, two private offices and male and female bathrooms.

The property benefits from a communal kitchen and 2 private car parking spaces to the rear of the property, with 24 hour electronic barrier controlled access.

**SERVICE CHARGE**

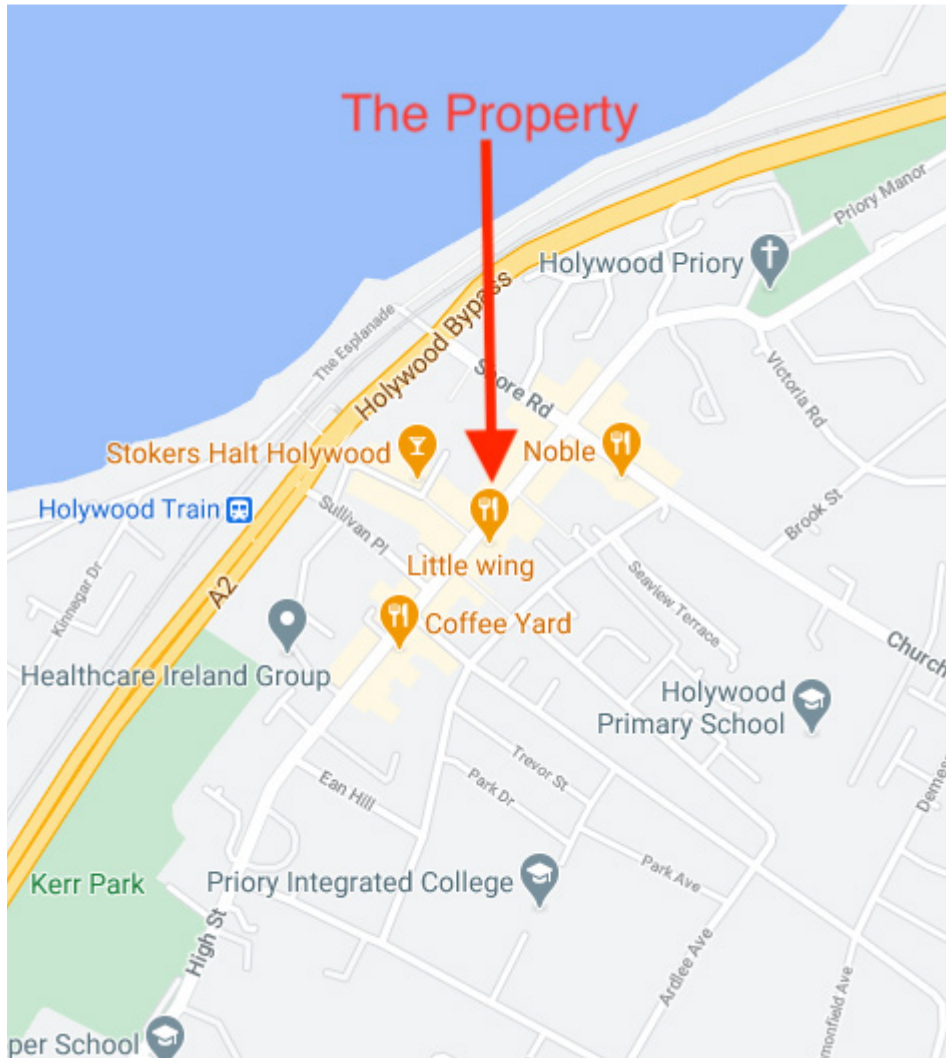
To be assessed upon occupation.

**RATES**

Net Annual Value	£7,100
Rates Payable 2020 / 21	£3,626







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## Rent

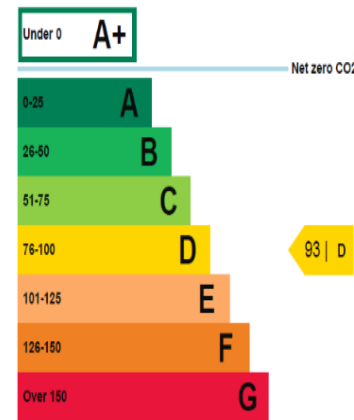
£15 psf exclusive.

## Term

Offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

## EPC Rating

The property has an EPC rating of D93  
A full certificate is available on request.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

## Contact

Strictly by appointment with the sole Selling agent Lisney. For further information please contact:

Lynn Taylor / Flora Devanney

028 9050 1501

ltaylor@lisney.com / fdevanney@lisney.com

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/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 Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.