



TO LET
Lisney
02890 501501
lisney.com
1st FLOOR
OFFICE
SUITE
c. 939 SQ FT

CLEARBOX

HOME BIRD
cafe

**THE
SECRET
MARKET**

TO LET

75 HIGH STREET, HOLYWOOD, BT18 9AQ
MODERN OFFICE SUITE OF C. 1,145 SQ. FT. WITH DEDICATED ON-SITE CAR PARKING

Lisney

Features

- Prime location in Hollywood town centre.
- Comprising 1,145 sq. ft. of refurbished, modern office space.
- Dedicated on-site car parking to the rear.
- In close proximity to the A2 providing strong road networks.

Location

Hollywood is situated approximately 5 miles from Belfast City Centre, with access to the main arterial routes via the A2 dual carriageway and public transport provisions.

The suite is a 4 minute walk from Hollywood Train Station and approximately 4 miles from Belfast City Airport.

Hollywood is an affluent town and an acclaimed residential location. It also comprises a variety of commercial occupiers, ranging from local café/coffee shops to Subway and Tesco, as well as a number of professional services firms.

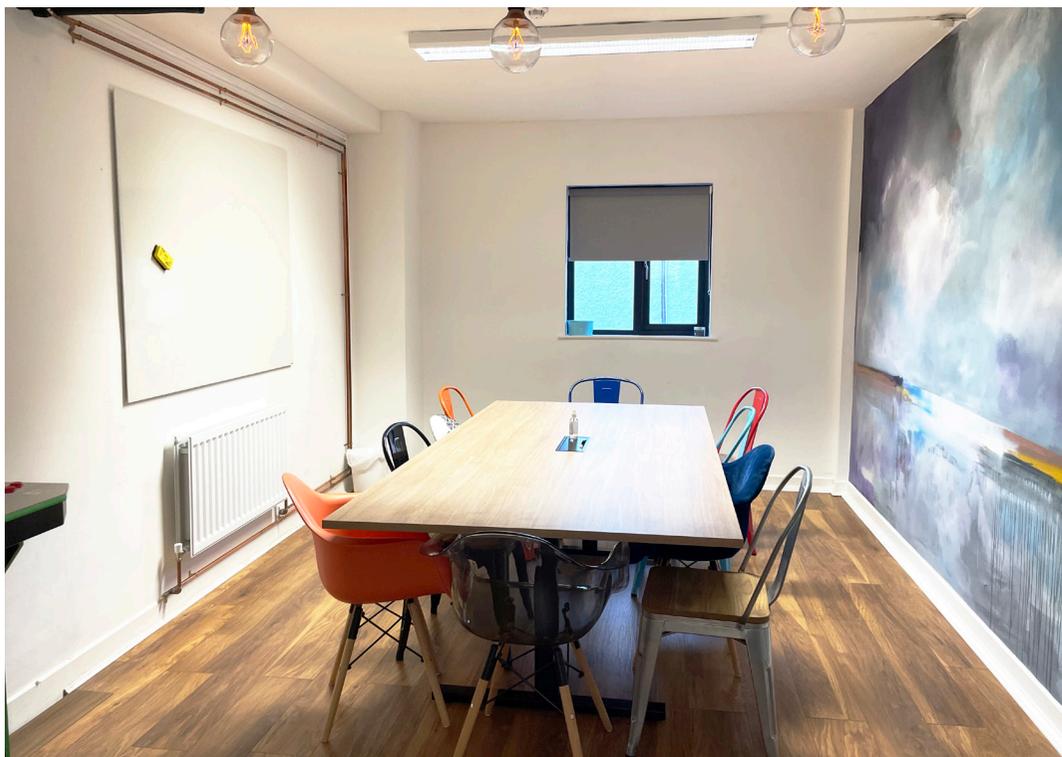
Accommodation

First Floor: c. 1,145 Sq Ft.

Service Charge

A service charge will be levied to cover a proportion of the cost of external repairs and maintenance along with the upkeep of common areas.





Description

The office suite is located on the first floor, accessed via a common area to the rear of the building just off the private car park. The suite has been refurbished to include tile-carpeted flooring, plastered and painted walls, perimeter trunking and gas heating.

The subject suite comprises a large open plan office, board room and meeting room/private office. The suite is light and bright with windows and a small balcony overlooking the High Street.

The property benefits from a recently refurbished common area including kitchen and W.C.'s.

There are 2 no. dedicated car parking spaces to the rear of the building, with 24 hour electric controlled barrier access.

Buildings Insurance

The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.

Rent

£15 psf.

Term

Negotiable.

Rates

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

First Floor

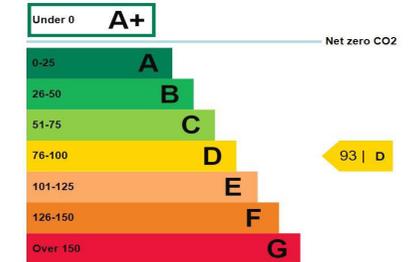
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|---------------------|---|----------------|
| Net Annual Value | - | £7,150 |
| Rate in the £ 22/23 | - | £0.5223 |
| Payable | - | £3,734 approx. |



EPC

The property has an Energy Efficiency rating of D93. The full Certificate can be made available upon request.

This property's current energy rating is D.



Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

Contact

Strictly by appointment with the Letting agent.

For further information please contact:

Roddy Main

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rmain@lisney.com

Further information is available at

www.lisney.com