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RETAIL INVESTMENT



FOR SALE

Single Let Retail Investment Opportunity

59 High Street
Hollywood
BT18 9AQ



- Independent ladies fashion retail unit fitted to a high standard producing a rent of £16,500 pax
- Rare Opportunity to purchase a retail investment in heart of Hollywood Town Centre
- High volume of passing pedestrian and vehicular traffic



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
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LOCATION

Hollywood is a popular commuter town situated approximately 5 miles east of Belfast City Centre.

The town benefits from excellent communication links and is situated on the main A2 dual carriageway whilst the Belfast to Bangor railway line and George Best Belfast City Airport are both within close proximity.

The subject premises are situated on High Street in the town centre and virtually adjacent to the towns main landmark, the May Pole.

The town has a wide variety of established business from restaurants, bars, estate agents, local and national retailers.

Neighbouring premises include Boots, Tesco, Fontana, Centra, Argento and many other quality occupiers.

DESCRIPTION

The building comprises of a ground floor retail unit presently used for ladies fashion with additional storage and potential sales on the first floor.

The upper floors are accessed from a staircase located to the rear of the shop.

The shop has been fitted out to a good standard with a timber hardwood floor, painted and plastered walls, painted tongue and groove ceiling with inset spotlights and a powder coated aluminium shop front. Externally the building has a render finish and pitched slate roof.

ACCOMMODATION

<u>Ground Floor</u>	Sq.m	sq. ft
Retail sales	53.4	575
Store	2.8	30
<u>First Floor</u>		
Storage	33.9	365
Kitchen	5.1	55
<u>Second Floor</u>		
Storage	<u>35.3</u>	<u>380</u>
TOTAL	130.5	1,405

TENANCY

Victoria Cousins trading as The White Bicycle occupy the premises under a three year full repairing and insuring supplemental lease, at a passing rent of £16,500 per annum.

The Lease expired on the 30th April 2020 and the tenant continues to occupy on an overholding basis.

TITLE

Freehold, subject to the benefit of the adjoining ground rents totalling £94 per annum issuing out of 57-61 High Street and 2/4 Shore Road, Holywood.

The unit was previously agreed for sale and did not proceed due to an issue relating to the title which could not be resolved to the satisfaction of the parties. Further information can be obtained upon request from the Vendor's Solicitors.

SALE DETAILS

Seeking offers over £200,000

VAT

The property is not elected for VAT and the sale will therefore be exclusive of VAT.

EPC



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/uk/si/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 McConnell Chartered Surveyors. 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.

LOCATION MAP



VIEWING

Strictly by appointment through McConnell Chartered Surveyors

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