



MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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INVESTMENT



FOR SALE

Mixed Use Investment Opportunity

17 Downshire Road / 52A Church View
Holywood
BT18 9LX



- Fully let investment
- Combined rental income of £7,420 p.a
- Seeking offers in the region of £99,750



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
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LOCATION

The subject property is located in Holywood, a busy town approximately 5 miles from Belfast City Centre.

The subject is located at the corner of Downshire Road and Church View in the centre of Holywood, approximately 100 metres off High Street, in a largely residential area.

DESCRIPTION

The property comprises ground floor tanning studio, accessed from Downshire Road, and first floor office, which is accessed off Church View.

17 Downshire Road: Fitted as a tanning salon, the ground floor unit is finished to include plastered / painted ceiling with recessed spotlights, part plastered / painted part wooden panelled walls and wooden laminate flooring. Stores and W.C are located to the rear.

52A Church View: Fitted as an office, this first floor suite is finished to include plastered / painted ceilings with pendant lighting, plastered / papered walls and carpet floor covering. Kitchenette and W.C facilities are contained within.

ACCOMMODATION

We estimate the property to have the following areas:

	Sq.m	Sq. ft
17 Downshire Road	66.1	711
52A Church View	27.9	300



TENANCY

The properties are let on Full Repairing & Insuring lease terms at a combined rent of £7,420 p.a

17 Downshire Road: Let to Robert Houston on a 5 year lease from 1st November 2017 at a rent of £5,500 p.a

52A Church View: Let to Alcoholics Anonymous on a 10 year lease from 1st November 2017 at a rent of £1,920 p.a

Contact agent for further details.



TITLE: Assumed freehold or long leasehold
ASKING PRICE: Seeking offers in the region of £99,750
VAT: We understand the subject property has not been elected for VAT

NET ANNUAL VALUES (Source: LPS database)

17 Downshire Road: £5,450

52A Church View: £2,050

Rate in £ 2021/22: 0.515818

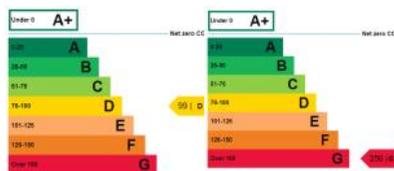
Interested parties are advised to make their own enquiries in relation to rates

EPC

17 Downshire Road has an energy efficiency rating of D99

52A Church View has an energy efficiency rating of G256

Full certificates are available on request



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/uksi/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

Contact: Philip Culbert or Rory Clark

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