



**Instinctive
Excellence
in Property.**

For Sale

**Two storey commercial property
suitable for a variety of uses**

61-63 Hollywood Road
Belfast
Co. Antrim
BT4 3BA

COMMERCIAL



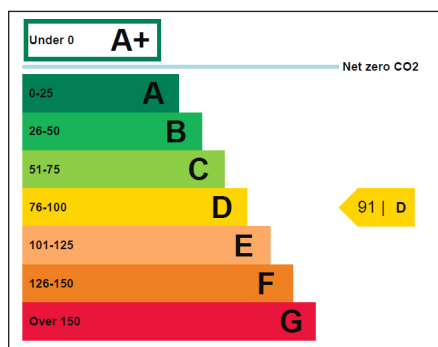
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COMMERCIAL

EPC



Location

This property is situated in a prime position on the popular Hollywood Road at the corner of Grampian Avenue, which is a well known area for its desirable housing and busy shopping location. It is surrounded by a good mix of both residential and commercial properties with neighbouring occupiers including Belfast Pilates and Physiotherapy McKays Pharmacy, Russells Food and Drink and Connswater Shopping Centre is only a 5 minute walk away. There is also secure car parking available to the rear of the premises.

Description

This spacious property is arranged across ground and first floors and is finished to a good standard throughout to include painted and plastered walls, part carpeted and laminate floors, double glazed windows and WC facilities. The first floor is fitted as an open plan office space and is finished to an excellent standard whilst the ground floor is of a shell state and in need of refurbishment.

The premises would be suitable for a variety of uses and may have development potential subject to the necessary approvals.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	80.7	868.6
First Floor	82.7	890.2
Total	163.4	1758.8

Rates

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

Ground Floor NAV: £8,250

First Floor NAV: £6,250

The current non-domestic rate in the pound for 2020/2021 is £0.538166.

VAT

All prices quoted are exclusive of but may be liable to VAT.

Price

On application.

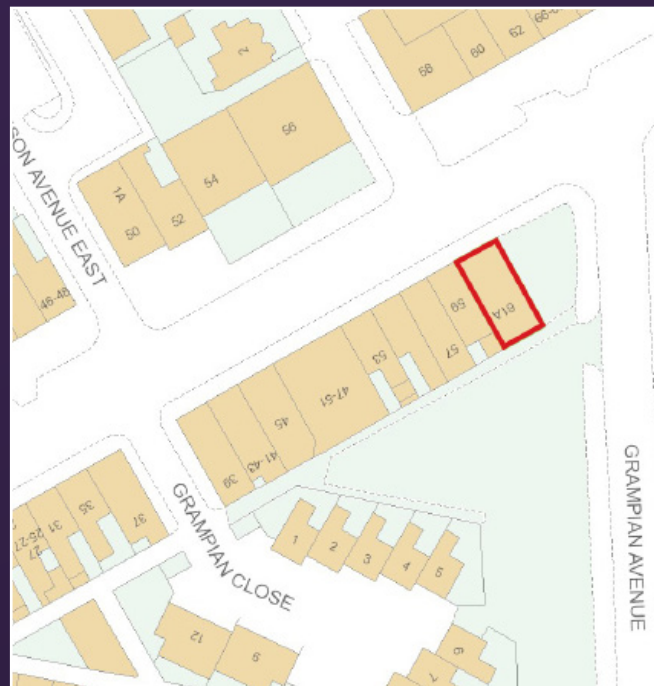
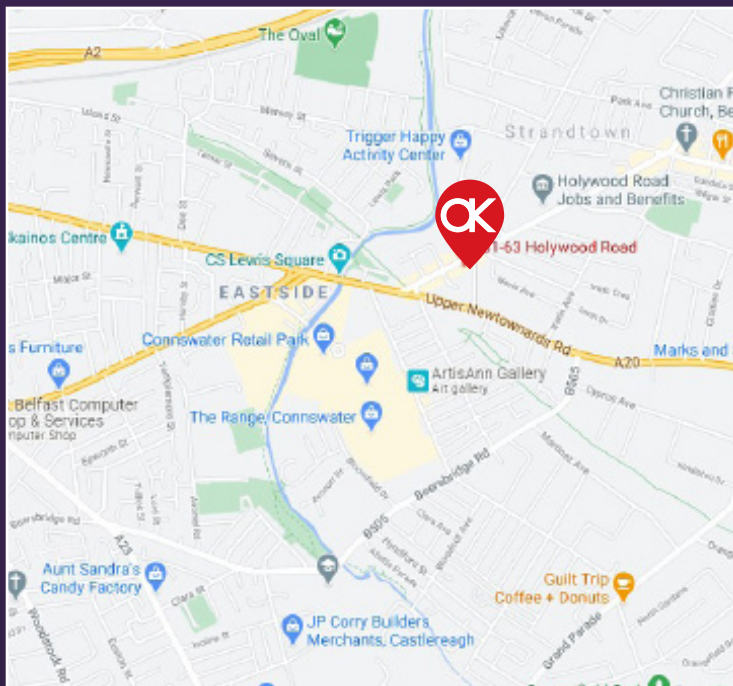




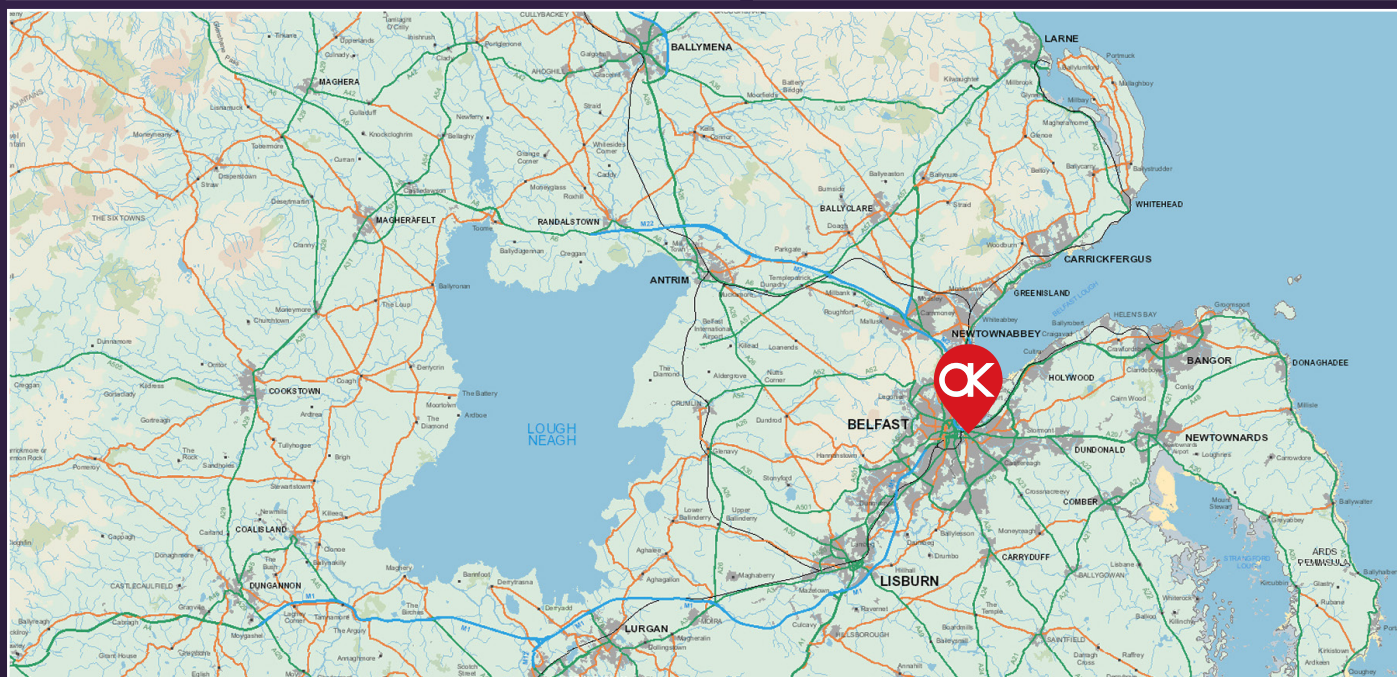
Location Maps



Osborne
King



FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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