



**Instinctive
Excellence
in Property.**

For Sale

**Two Storey Self-contained Office Block
With 10 Dedicated Car Parking Spaces
c. 1,962 sq ft (182 sq m)**

393 Hollywood Road
Belfast
BT4 2LS

OFFICE



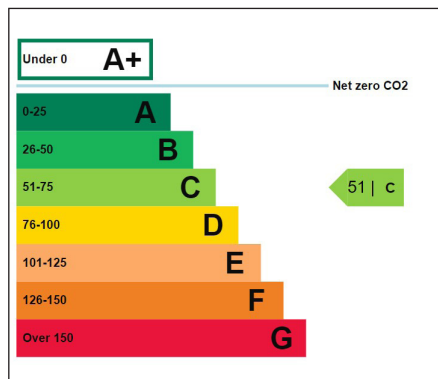
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393 Hollywood Road
Belfast
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OFFICE

EPC



Location

This building is located within a modern office development along the main Hollywood Road in East Belfast. It is surrounded by a good mix of both commercial and residential occupiers. It is within close proximity to George Best City Airport, Belmont Park and the Sydenham By Pass. Additionally, it is only a 10 minute drive from Belfast City Centre.

Neighbouring occupiers include; D.D.E, Action Deaf Youth, Cause Mental Health Charity and Eastside Veterinary Clinic.

Description

This spacious property is arranged across ground and first floors with stair access only. It is finished to a high standard throughout to include; painted and plastered walls, carpet flooring, fluorescent lighting, double glazed windows, WC and kitchen facilities. Both floors are primarily open plan with some small sub-divided individual office space.

The premises have the benefit of 10 on site dedicated car parking spaces.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Total	1,962	182

Title

We understand that the property is held long leasehold.

VAT

This property is registered for VAT.

Rates

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

Net Annual Value: £20,700
Estimated Rates Payable: £11,243.14

The current non-domestic rate in the pound for 2021/2022 is £0.543147.

Sale Details

We have been instructed to seek offers in the region of £250,000 exclusive (two hundred and fifty thousand pounds exclusive).







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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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