



Instinctive  
Excellence  
in Property.

# For Sale

## Prominent Multi-Let Investment Opportunity

King House  
39/41 High Street  
Holywood  
BT18 9AB

INVESTMENT



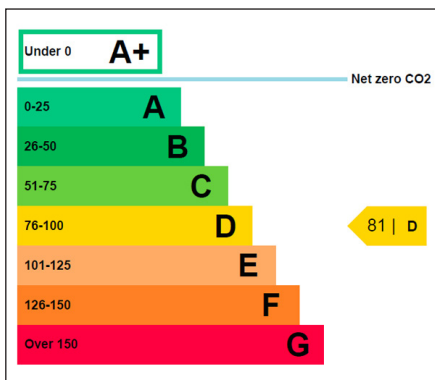
# For Sale

## Prominent Multi-Let Investment Opportunity

King House  
39/41 High Street  
Holywood  
BT18 9AB

### INVESTMENT

### EPC



## Investment Summary

- Prime location within Holywood town centre.
- The immediate area comprises a mix of retail, office and residential uses.
- Current rental income of £21,360 per annum.
- Asset management opportunities.
- Suitable for a variety of uses subject to necessary planning/statutory consents.

## Location

Holywood is an affluent commuter town on the shores of Belfast Lough in Co. Down, approximately 5 miles north east of Belfast and 8 miles west of Bangor. It was recently voted the best place to live in Northern Ireland in 2021 (The Sunday Times Best Places to Live 2021).

Holywood benefits from a high level of accessibility given its location off the main Belfast to Bangor A2 dual carriageway and direct railway lines. The area is a renowned residential location with a variety of commercial occupiers including Tesco Express, Kingsbridge Clinic and Boots Pharmacy. This property is located in a prominent position on High Street close to its junction with Church Road/Shore Road, in the heart of the Holywood town Centre.

## Description

The building comprises a symmetrical 2½ storey, period building, with integral coachway and basement level.

The property has been converted for commercial use, retaining many of its period features but split into a number of self-contained rooms comprising a range of fitouts and currently occupied by a mix of users.

The property would be suitable for a wide variety of uses subject to necessary planning / statutory consents and approvals. Individual parties are advised to make their own enquiries directly with the local Planning office.

## 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
Ground Floor	The Tranquil Rooms (incl basement)	1,037	96.37
	Guitar Rooms	183	16.97
First Floor	Watch Repairs	184	17.12
	Koko Barbers	293	27.17
	Guitar Rooms	188	17.42
	Vacant Unit	191	17.71
Second Floor	Cinch Clinic	720	66.93
Basement	Press Express	819	76.10
	Vacant Unit	626	58.14
	Vacant Unit	210	19.54
Total NIA		4,451	413.47

## Tenancy

The property is occupied by 6 no. local tenants each on an informal basis, with no leases in place. The total annual rental income is currently £21,360, paid monthly. There are 3 vacant units with an estimated rental value of £6,000 per annum, giving a total estimated rental of £27,360 per annum. Further details available on request.

## Title

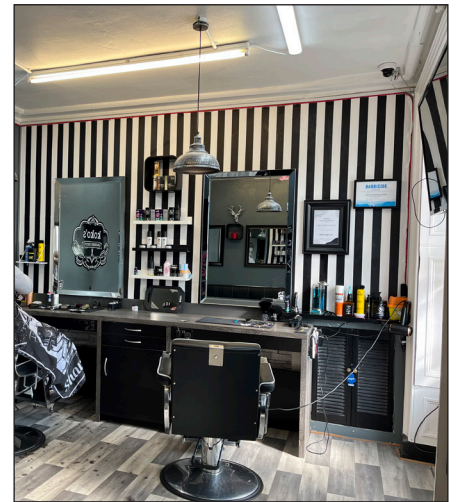
We understand that the property is held by way of Freehold Title.



## Rates

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

Address	Description	NAV
39 High Street	GF Offices	£1,650
Unit B, 39 High Street	GF Offices	£1,700
Unit A, 39 High Street	1F Offices	£2,250
Unit C, 39 High Street	2F Offices	£1,350
Unit D, 39 High Street	2F Offices	£1,000
Unit E, 39 High Street	Basement Store	£600
Unit F, 39 High Street	Basement office & kitchen	£5,300
Unit G, 39 High Street	1F Room	£1450
41 High Street	Salon	£7,800
Unit A, 41 High Street	1F Office	£1,350
Unit B, 41 High Street	1F Office	£760
Unit C, 41 High Street	2F Office	£1,250



Non-domestic Rate in the £ for 2022/2023: £0.522300

## Sale Details

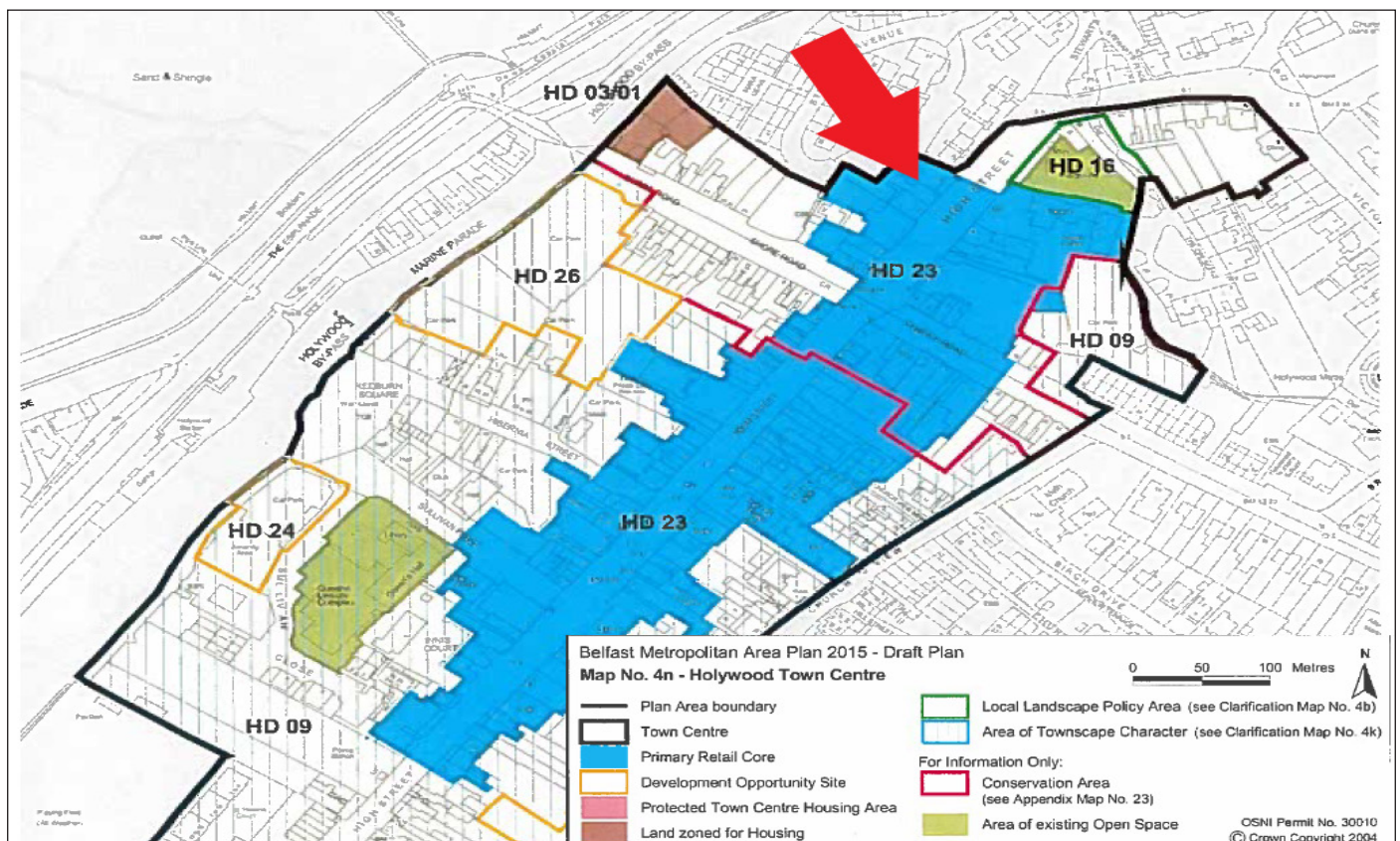
We have been instructed to seek offers in the region of £275,000 exclusive.

## VAT

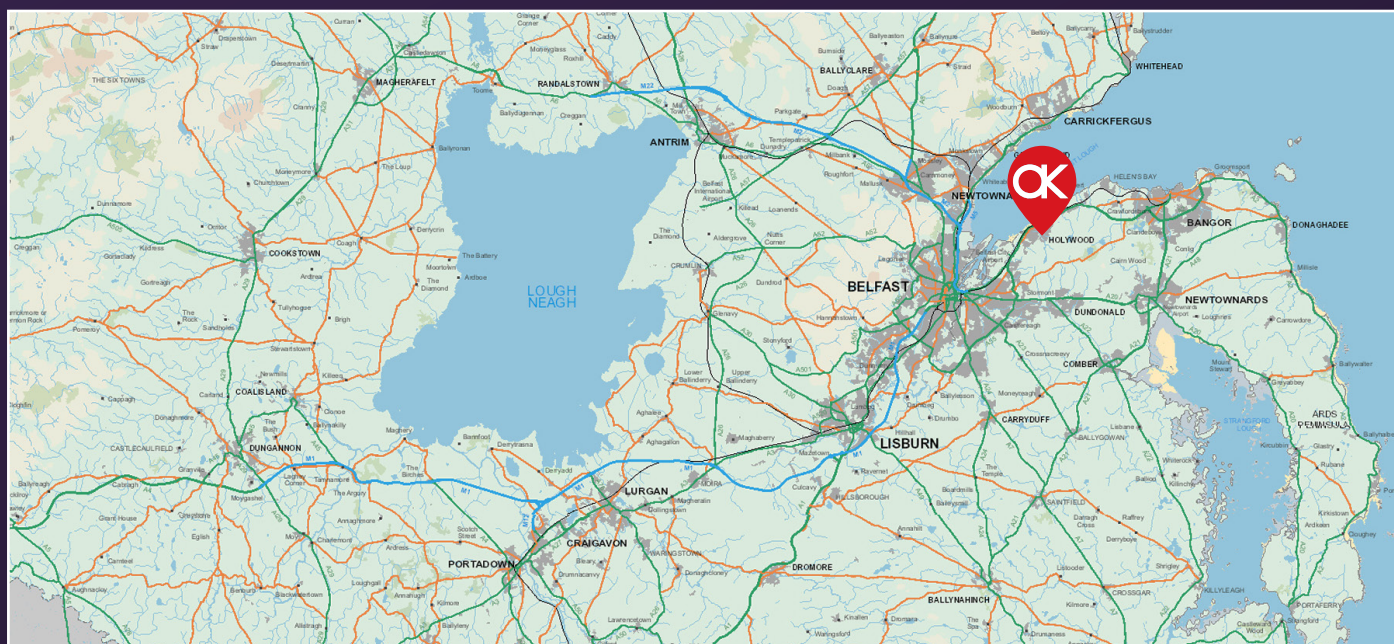
All prices, rentals and outgoings are quoted exclusive of VAT.

## Planning

The property is positioned within the Development Limit under the extant Belfast Urban Area Plan 2001. It is also within Map No. 04/002 of the draft Belfast Metropolitan Area Plan 2015 (dBMAP), zoned within the Primary Retail Core of Holywood. An extract from the dBMAP is shown below:







STEPHEN BOYD: 📞 028 9027 0035 📠 079 0848 4209 ✉ [stephen.boyd@osborneking.com](mailto:stephen.boyd@osborneking.com)

Osborne King, The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA

📞 028 9027 0000 ✉ [property@osborneking.com](mailto:property@osborneking.com) 🌐 [www.osborneking.com](http://www.osborneking.com) 📺 📷 📱

## 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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.