

Available January 2020  
Dedicated Parking Spaces



For illustrative purposes only

**To Let**

Studio / Office Premises  
**38 Strand Avenue, Holywood, County Down**

**Riddell  
McKibbin**

# To Let - Studio / Office Premises

## 38 Strand Avenue, Holywood, County Down

**Riddell  
McKibbin**

### PROPERTY SUMMARY

- Attractive studio / office premises
- Accommodation extends to c.1,783 sq ft
- Prime location in the centre of Holywood
- Dedicated on-site car parking
- £25,000 per annum exclusive

### LOCATION

The premises are located just off High Street and Shore Road. Holywood is a popular North Down coastal town, located approximately 5 miles from Belfast with good access on to the Sydenham By-Pass both to Belfast city centre and onto the M1 and M2 motorways. Belfast City Airport is approximately one mile from the subject property and nearby occupiers includes Tesco Express, Boots and Corries Butchers.

### DESCRIPTION

No. 38 Strand Avenue is a single storey property comprising a reception area, open plan offices, meeting rooms, W.Cs, shower and storage space.

The building is finished to a good standard throughout with a combination of carpeted / wood laminate and tiled floors, smooth plastered and painted walls, and dedicated on-site car parking.

### ACCOMMODATION (All areas are approximate)

Office	1,783 Sq ft	165.7 Sq m
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### RATEABLE VALUE

	NAV	Estimated Rates Payable (19/20)
38 Strand Avenue	£15,350	£8,747 p.a.

### LEASE

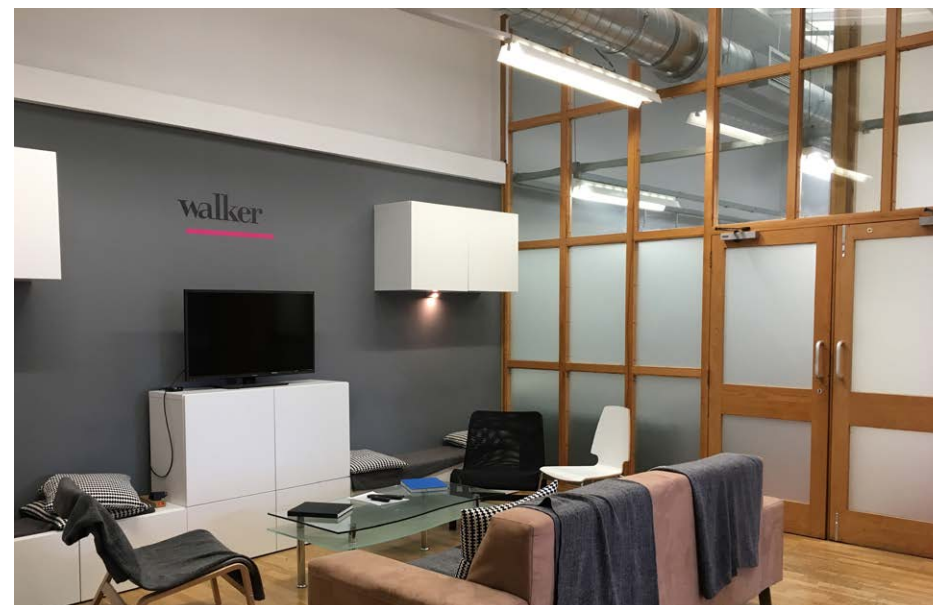
Rent: £25,000 per annum exclusive  
Term: Negotiable  
Review: Upwards only  
Repairs: Full repairing and insuring terms  
Available: from January 2020

### EPC

E125. A copy of the EPC is available upon request.

### VAT

All figures are quoted exclusive of VAT which may be payable.



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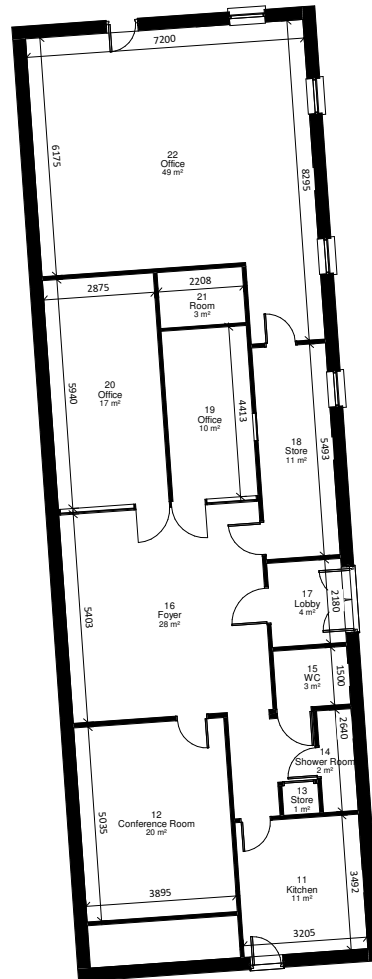
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To Let - Studio / Office Premises

# 38 Strand Avenue, Hollywood, County Down

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**1 Existing Level -01**

1 : 100

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**38 Strand Avenue, Holywood, County Down**

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## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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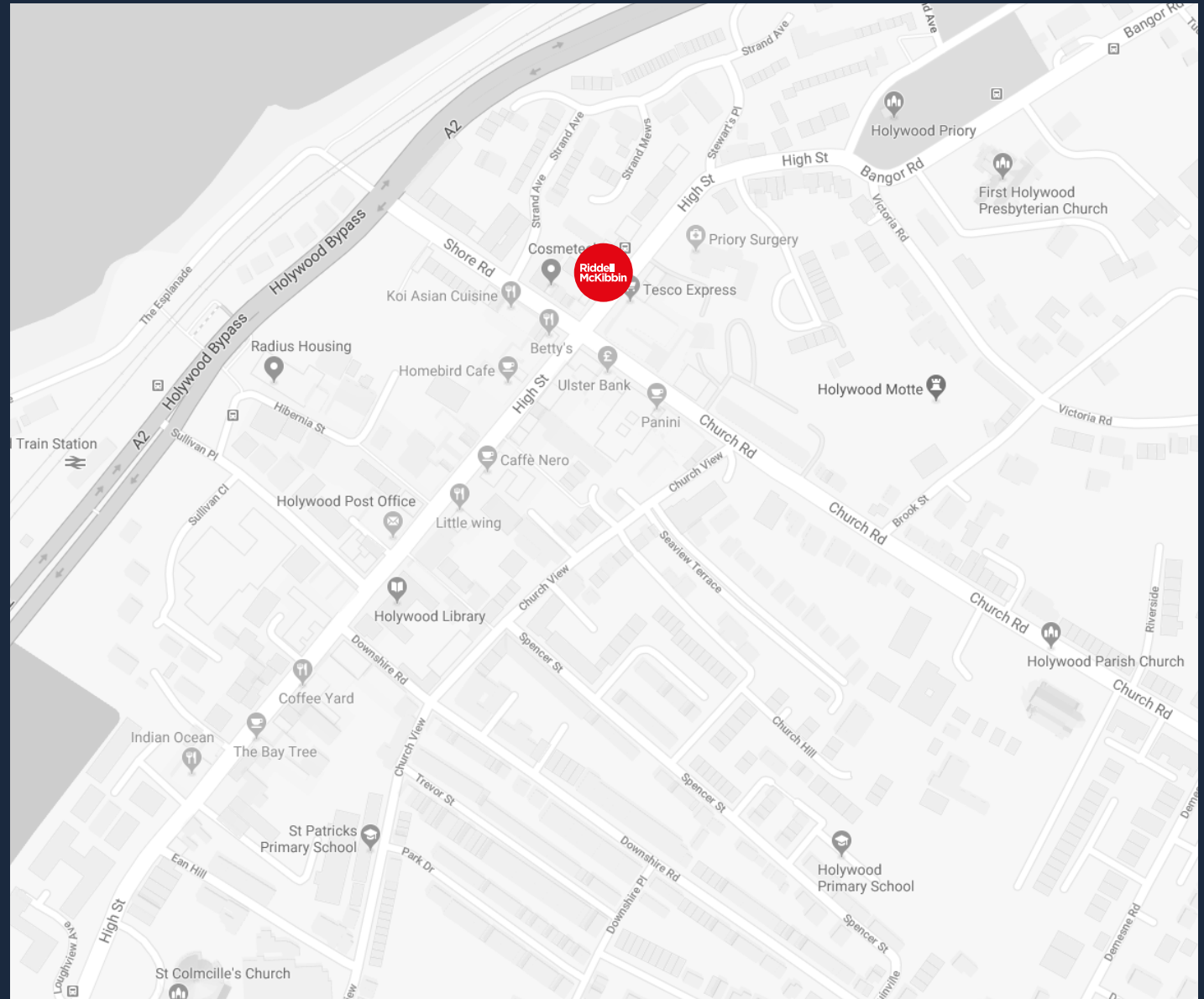
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