

PRICE REDUCED FOR EARLY SALE

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

FOR SALE

Retail Unit and First Floor Offices
3 & 3a Sullivan Place, Holywood BT18 9JF



This terraced property is located just off the High Street, the busy shopping thoroughfare of Holywood. It comprises a bright open retail unit suitable for a variety of uses and a first/second floor suite of offices with separate access from Sullivan Place.

The shop has a modern shopfront and the offices have recently been upgraded and redecorated. Gas fired heating installed.

This is an excellent opportunity for the prudent investor to acquire a property in this popular town at reasonable cost!

SIZE

| | | | |
|--------------|---------------|------------|--------------|
| Ground Floor | Retail Unit | 343 sq.ft. | (31.8 sq.m.) |
| | Kitchen | 27 sq.ft. | (3.4 sq.m.) |
| | Separate W.C. | | |
| First Floor | Office 1 | 187 sq.ft. | (17.4 sq.m.) |
| | Office 2 | 92 sq.ft. | (8.6 sq.m.) |
| | Kitchen | 22 sq.ft. | (2.0 sq.m.) |
| | Separate W.C. | | |
| Second Floor | Office 3 | 179 sq.ft. | (17.4 sq.m.) |
| | Office 4 | 90 sq.ft. | (8.3 sq.m.) |



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

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PRICE Offers around **£179,950**

VAT Applicable to the above

| | | | |
|--------------|----|-------------------------|-----------|
| RATES | 3 | NAV | £5,350 |
| | | Rates payable 2019/2020 | £3,048.63 |
| | 3a | NAV | £3,950 |
| | | Rates payable 2019/2020 | £2,250.86 |

EPC C-51

VIEWING By appointment with Sole Agents 028 9042 4747

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

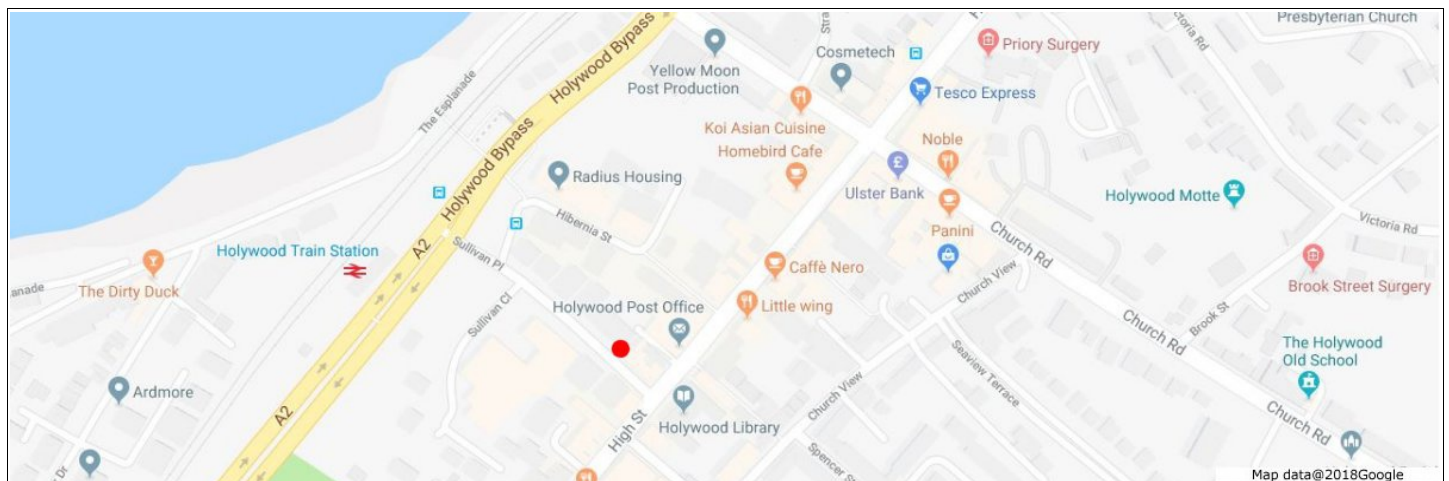
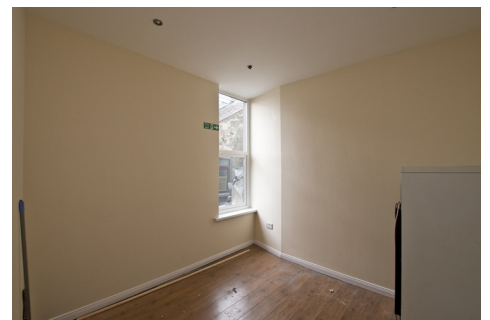
F 126-150

G Over 150

Less energy efficient

51

This is how energy efficient the building is.



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