

FOR SALE (with Vacant Possession)

Café/Restaurant Unit/Investment
25 Church Road, Holywood BT18 9BU



Situated in the heart of Holywood town centre this spacious ground floor unit of some 1,180 sq.ft. is now available for sale and is bound to prove popular to investors as well as owner occupiers. The property has traded as Panini, a day-time coffee shop and night-time pizzeria for over 15 years. It would however be suitable for a variety of other uses and the property is being sold with vacant possession to facilitate same.

SIZE

The unit is presently partitioned as follows:

Café/Restaurant	800 sq.ft.	(74.3 sq.m.)
Kitchen	122 sq.ft.	(11.3 sq.m.)
Store	41 sq.ft.	(3.8 sq.m.)
W.C.Accommodation		

Outside:

Office/Store	163 sq.ft.	(15.1 sq.m.)
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PRICE **£325,000**



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a 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 on as statements of fact. Any interested 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 TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

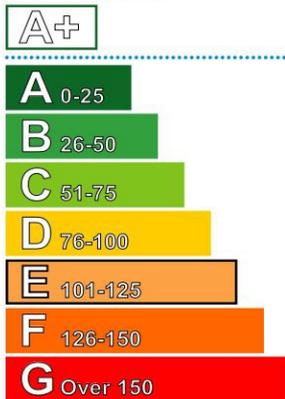


VAT	We are advised that VAT is not applicable	
SERVICE CHARGE	We are advised that whilst the unit is within the O'Neills Place building the subject unit is not part of the Management Company and thereby no service charge is paid. The management company insures the entire building.	
RATES	NAV	£18,200
	Rates payable 2019/20	£10,371.03
EPC	E-116	
VIEWING	By appointment with Sole Agent 028 9042 4747	



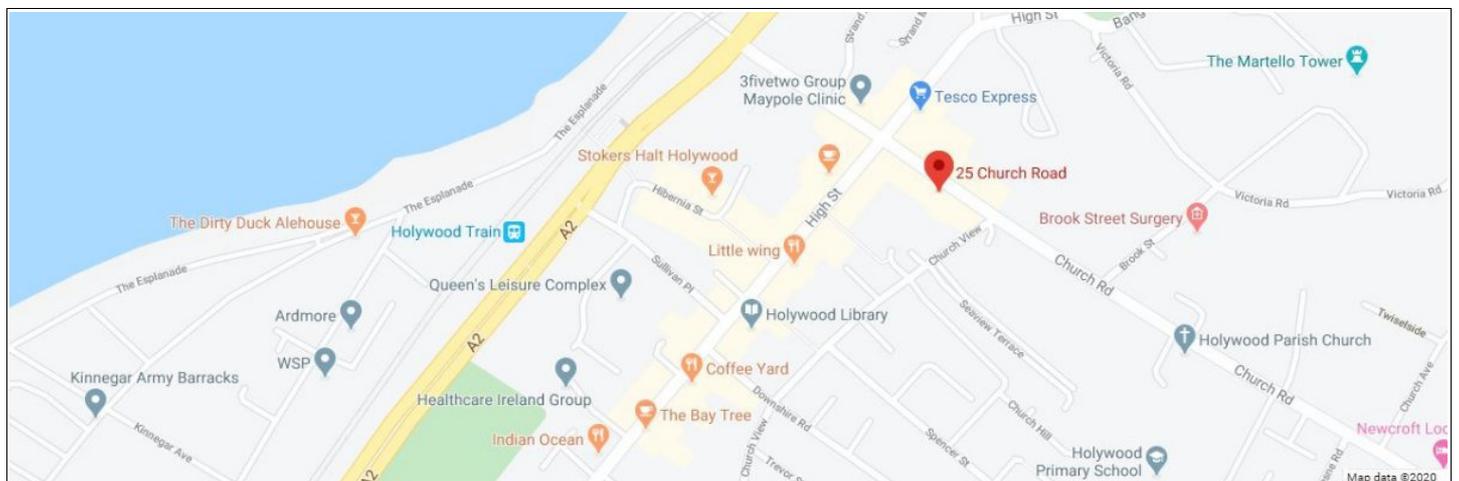
Energy Performance Asset Rating

More energy efficient



◀ 116 This is how energy efficient the building is.

Less energy efficient



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