

TO LET

Stunning First Floor Salon 138a High Street, Holywood BT18 9HW

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS



On the High Street of this busy dormitory town with own access from street - and Lough views! The property has been occupied by Hollywood Dreams for some ten years and has been fully renovated in past two years to provide clean, bright and smart space.

The accommodation includes: Large open plan area with 6 chairs, 2 nail bar stations and 2 hair drying stations. In addition there are two generous treatment rooms and a small but well fitted kitchen. There is excellent natural lighting and ceiling downlighters throughout. Modern tiled flooring and gas boiler provided.

This salon is suitable for any number of uses including hairdressers, beautician, physiotherapist or private surgery----or combination of these!!

Note: the existing tenant's fixtures, fittings and equipment are available for purchase if required.

SIZE

Salon 725 sq.ft. (60.4 sq.m.)

Separate WC

RENT

£8,400 per annum

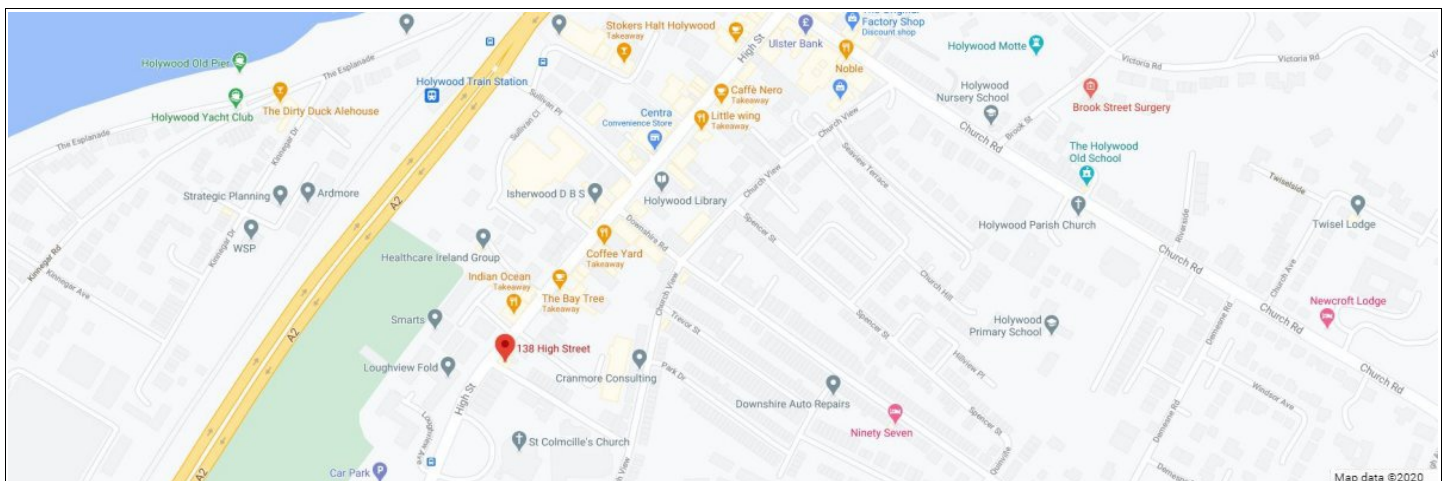
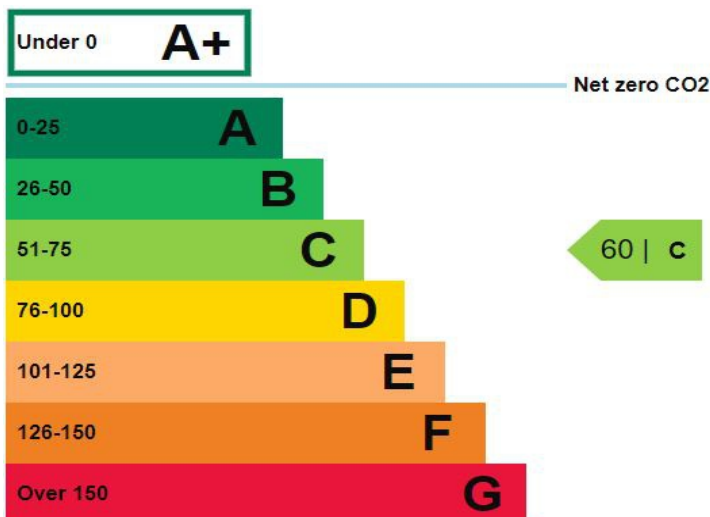


54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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VAT	We are advised that VAT is not applicable.		
LEASE	Term – 5 years minimum. Tenant responsible for interior repair and proportionate cost of exterior maintenance by way of a service charge.		
RATES	NAV	£5,600	Rates payable 2021/2022 not yet available.
EPC	C-60		
VIEWING	Strictly by appointment with Sole Agent 028 9042 4747 or contact Brian S Patterson 07767 442999		



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