



TO LET

65 High Street

Hollywood, Co. Down, BT18 9AQ

- Prominent ground floor retail unit.
- c. 787 sq ft (73.14 sq m).
- Kitchen, office and storage space on first floor.
- A short walking distance to public transport provisions.
- Suitable for a range of uses subject to planning.

Location

Hollywood is a small town situated approximately 5.5 miles North East of Belfast and 7.5 miles West of Bangor. The location provides ease of access to the main arterial routes via the A2 dual carriageway and only a short walking distance to public transport provisions.

The premises is situated in a prime pitch within the town of Hollywood, close to the famous Maypole. Neighbouring occupiers including Tesco, Boots, Home Bird Cafe and the Bakari Little Sister with the town offering a catchment of c. 500,000.

The town centre provides a vibrant retail experience with a mixture of cafes, restaurants and bars.

Description

The property comprises a ground floor retail unit which was previously occupied by a local charity organisation. Additionally, there is a separately accessed first floor which includes a kitchen area along with office and storage space.

Internally, the premises is fitted with carpet flooring throughout, suspended ceilings with fluorescent strip lighting, painted and plastered walls, and W.C facilities. The premises may be suitable for range of potential uses, subject to planning permission.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	502	46.65
First Floor	285	26.49
Total	787	73.14

Rates

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

Net Annual Value:	£12,900
Estimated Rates Payable:	£7,577.94



LEASE DETAILS

Term: Negotiable
Rent: On application

Incentives available subject to lease length and covenant strength.

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VAT

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

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EPC

E119. Full EPC certificate available on request.

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