

# To Let

Refurbished Self Contained Offices  
43 High Street, Holywood BT18 9AB

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WAKEFIELD

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# To Let 43 High Street, Hollywood BT18 9AB



## Property Highlights

- Fully refurbished office suites
- Ground and second floor immediately available
- Quoting rents £30,000 per annum exclusive for the ground floor and £15,000 per annum exclusive for the second floor

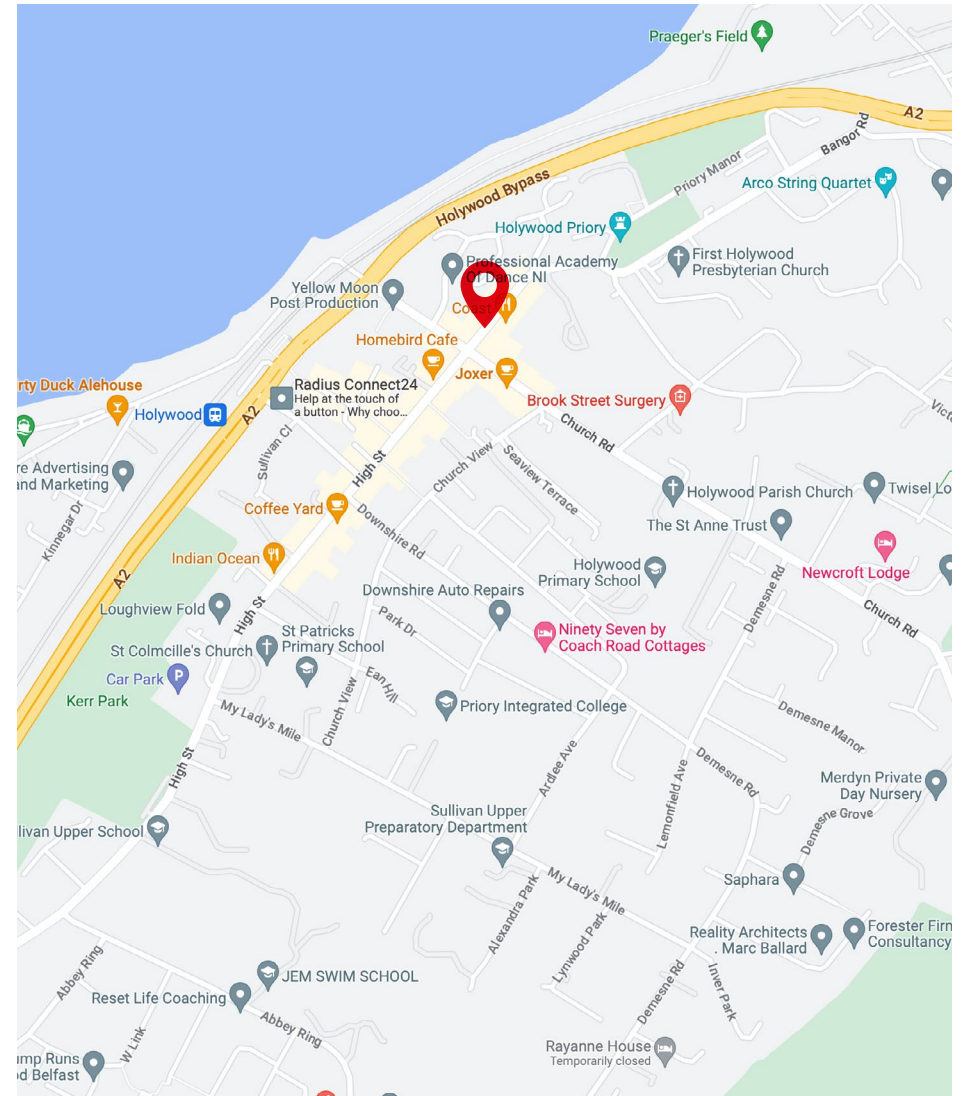
## Location

The premises are located on High Street, the main road running through Hollywood to the north of the Maypole. Hollywood 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, Mountain Trail and Corries Butchers.

## Description

The building is arranged over four floors to include a large reception area, break out areas and a range of private and open plan offices as well as boardroom, kitchen, W.Cs and storage space.

Finished to a good standard throughout with a combination of carpeted, laminate and tiled floors, smooth plastered and painted walls, and car parking to the rear.



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## Accommodation

The property comprises the following approximate internal areas:

Description	Sq M	Sq Ft
Ground Floor	95.7	1,030
First Floor	Let	Let
Second Floor	37.2	400

## Rates

The Net Annual Value (NAV) of the the premises are as follows:

Ground Floor: £10,700 (£6,286 payable 2025/26)

Second Floor: £2,650 (£1,557 payable 2025/26)

Occupiers may benefit from small business rate relief (SBRR).

## Tenancy

Available on full repairing and insuring lease terms on the following quoting rents:

Ground Floor: £30,000 per annum exclusive

Second Floor: £15,000 per annum exclusive

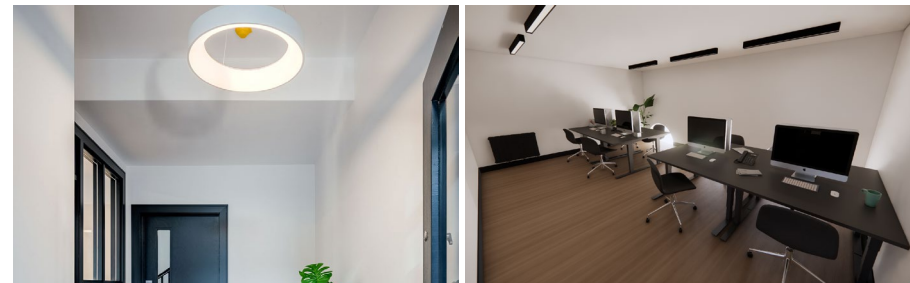
The service charge for 2025/26 is as follows:

Ground Floor: £3,804 per annum

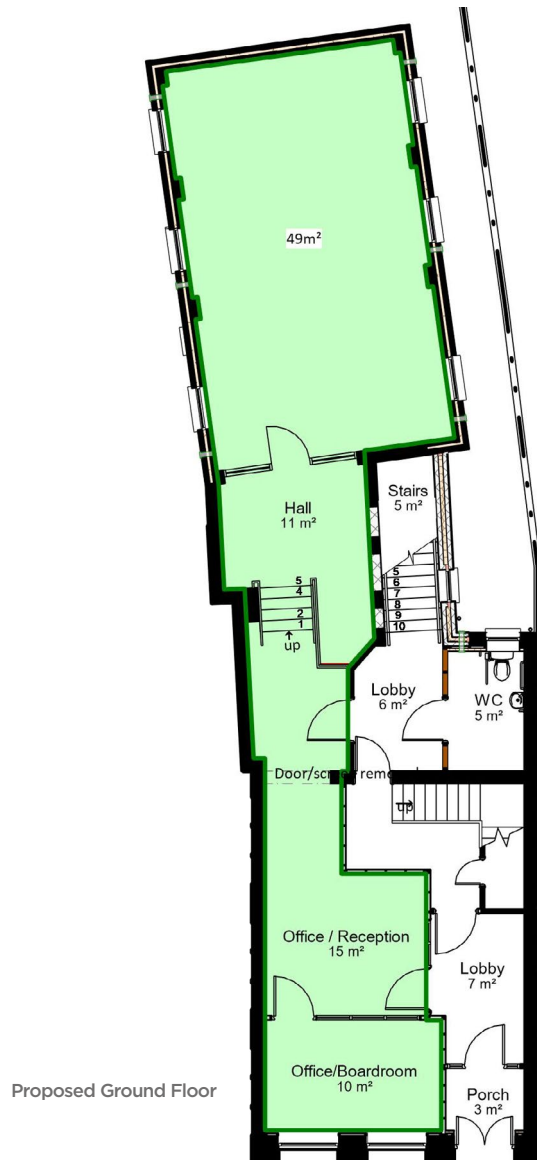
Second Floor: £1,826 per annum

## VAT

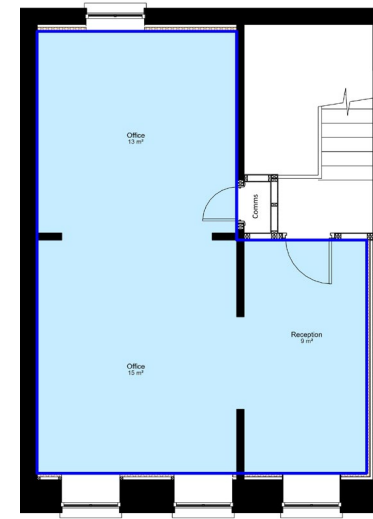
We are advised that the property is elected for VAT.



# To Let 43 High Street, Hollywood BT18 9AB



Proposed Second Floor



EPC

TBC

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