

# To Let

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



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## To Let 43 High Street, Hollywood BT18 9AB

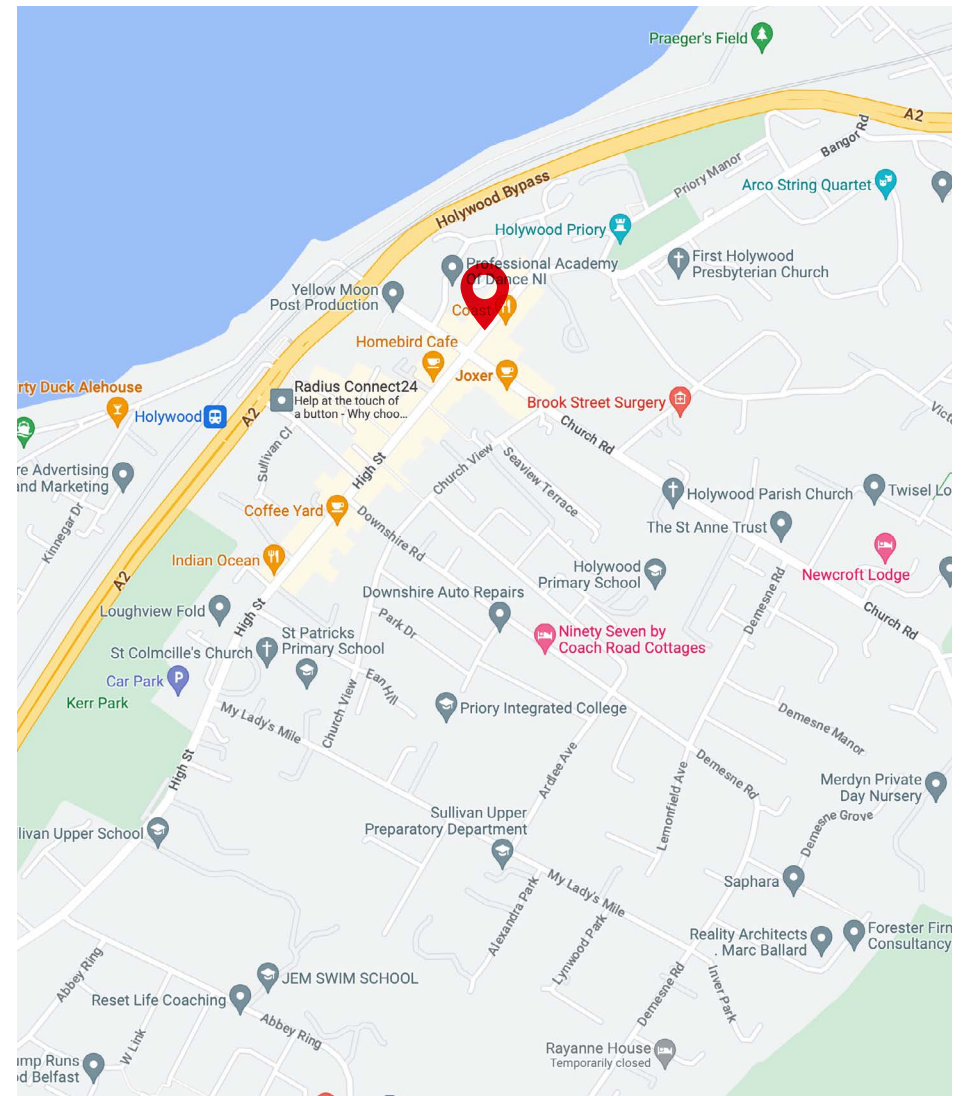


### Property Highlights

- Fully refurbished office suites
- Ground floor let
- First and second floors immediately available
- Quoting rent £15,000 per annum exclusive per 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.





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## 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.

## Accommodation

The property comprises the following approximate internal areas:

Description	Sq M	Sq Ft
Ground Floor	Let	Let
First Floor	41	441
Second Floor	37	398

## Rates

First Floor: We are advised that the NAV is £4,000, resulting in rates payable for 2025/26 of c. £2,350, excluding any reliefs that may be applicable.

Second Floor: We are advised that the NAV is £2,650, resulting in rates payable for 2025/26 of c. £1,555, excluding any reliefs that may be applicable.

An occupier may be able to benefit from Small Business Rates Relief.

## Tenancy

Available on effective full repairing and insuring lease terms at a quoting rent of £15,000 per annum exclusive per floor. The Service Charge payable for the first and second floors is approx. £2,019 and £1,827 per annum exclusive respectively.

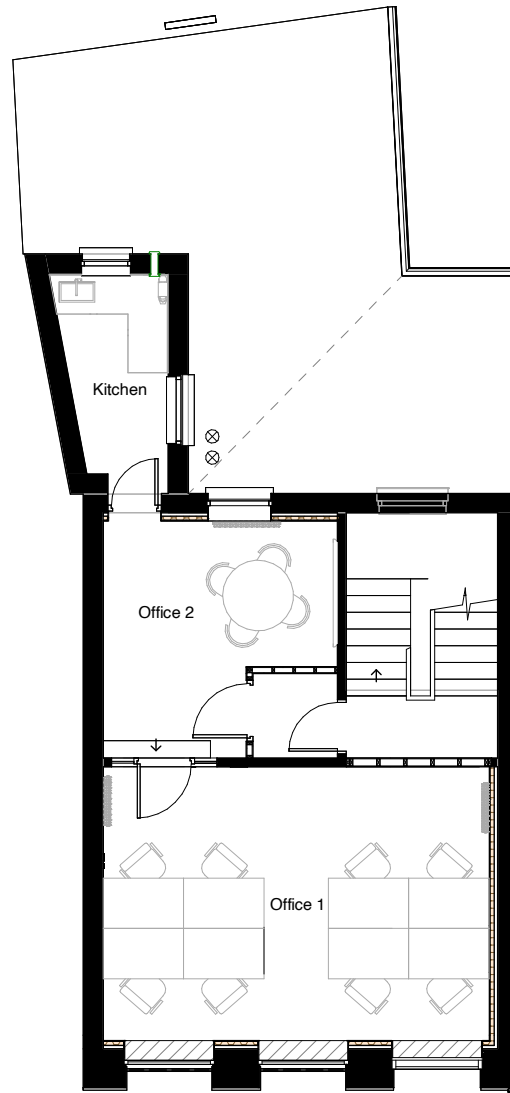
## VAT

We are advised that the property is elected for VAT.

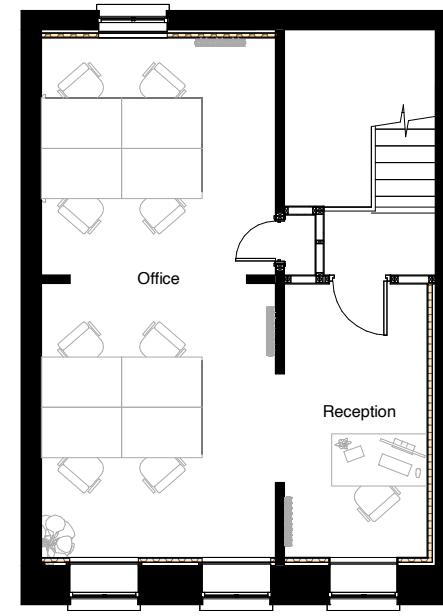




# To Let 43 High Street, Hollywood BT18 9AB



Proposed First Floor Layout



Proposed Second Floor Layout



EPC

TBC

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