



**For Sale Refurbishment Opportunity
with Residential Potential (STPP)**

14 High Street, Holywood, BT18 9AZ



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Summary

- Highly desirable corner location within Holywood town centre.
- Prestigious office building requiring refurbishment extending to c. 2,169 Sq Ft.
- The building will potentially appeal to owner occupiers, investors & developers.
- Suitable for a variety of commercial uses including residential, subject to planning.

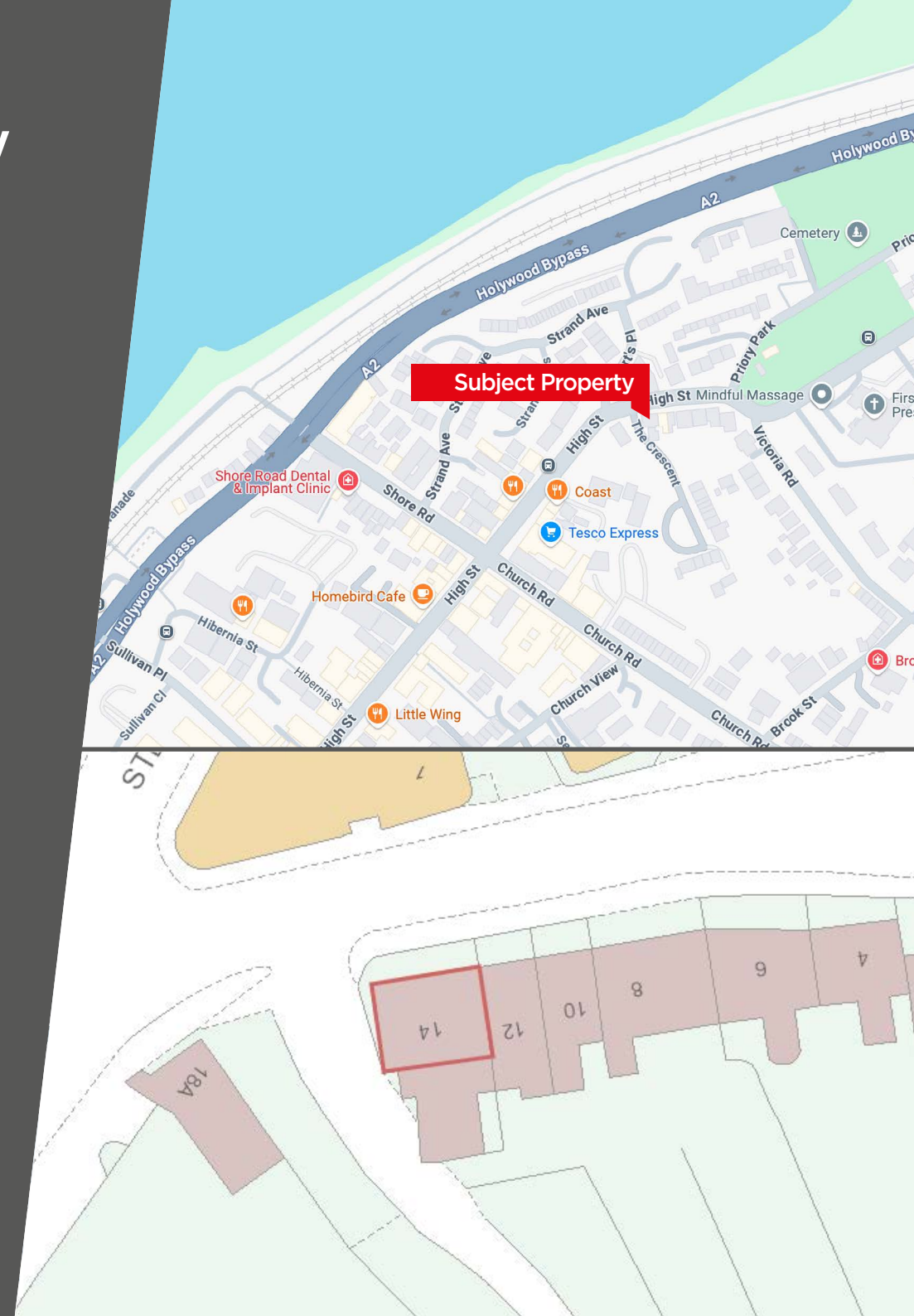
Location

The subject property boasts a prominent position within the affluent town of Holywood, which is located approximately 6 miles northeast of Belfast City Centre on the shores of Belfast Lough and approximately 8 miles southwest of Bangor.

Occupying an extremely prominent corner location on High Street, the property is situated only a short distance from the main retailing pitch within the town centre benefitting from high volumes of passing vehicular traffic.

Holywood is regarded as one of Northern Ireland's most prestigious and desirable locations to live in, with an array of gourmet pubs, independent cafes and national and boutique retailers on your doorstep.

Given the properties strategic positioning within the town and the mixed-use nature of the surrounding occupiers, the property may be suitable for a range of commercial uses or conversion to residential, subject to any required planning consents.



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Description

This period and characterful property presents as an excellent refurbishment opportunity positioned in the heart of Holywood, extending to approximately 2,169 sq ft over three floors. The property benefits from a prominent corner frontage benefitting from high volumes of passing footfall and vehicular traffic.

Historically the property was built as a residential dwelling and later converted to a commercial office premises, which has been vacant for many years now.

The property benefits from high ceilings, tiled and timber flooring and feature bay windows on the ground and first floors providing excellent natural lighting. The main roof area of the building is pitched covered in slate tiles with a small flat roof area on the rear return. The windows are timber framed sliding sash.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground	Front LHS Office	20.48	220
	Rear LHS Store	13.22	142
	Front RHS Office	19.67	212
	Rear RHS Store	13.72	148
First	Kitchen	2.99	32
	Ladies & Gents WC		
Second	Front LHS Office	21.39	230
	Rear LHS Store	11.89	128
	Front RHS Office	19.42	209
	Rear RHS Store	13.10	141
	Middle Office	5.67	61
	RHS Office	27.96	301
	Middle Office	3.70	40
	LHS Office	16.28	175
	Rear Office	12.01	129
Approximate Net Internal Area:		201.50	2,169





Belfast Lough

Hollywood Rugby Club

The Bay Tree

Little Wing

Randox

Train Station

High Street

Lynchpin Hollywood

Joxer

Subject Property

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Rates

Ground Floor Front Office

NAV: £3,850

Non-Domestic Rate in £ (25/26): 0.587437

Rates Payable: £2,261.63 per annum

Ground Floor Office

NAV: £3,950

Non-Domestic Rate in £ (25/26): 0.587437

Rates Payable: £2,320.38 per annum

1st Floor Office

NAV: £6,700

Non-Domestic Rate in £ (25/26): 0.587437

Rates Payable: £3,935.83 per annum

2nd Floor Office

NAV: £2,100

Non-Domestic Rate in £ (25/26): 0.587437

Rates Payable: £1,233.62 per annum

2nd Floor Office

NAV: £1,850

Non-Domestic Rate in £ (25/26): 0.587437

Rates Payable: £1,086.76 per annum

We calculate the total rates payable in respect of the property to be estimated at £10,838.22 per annum. As the property is currently unoccupied, 50% vacant rates relief is available, reducing the total amount to £5,419.11 per annum.

Title

Assumed freehold/long leasehold

Price

Inviting offers in the region of £175,000

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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