

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, black, sans-serif font. The logo is positioned in the top right corner of the image, set against a yellow triangular background that points towards the bottom right.

TO LET

144 High Street, Holywood BT18 9HS

Prominent First Floor Office Suite of c. 817 sq ft (76 sq m) with Parking

LOCATION

Hollywood is an affluent commuter town situated c. 5 miles from Belfast City Centre and in close proximity to Hollywood Exchange whose occupiers include Sainsbury's, Ikea and B&Q. The George Best City Airport is also located nearby.

The property occupies a prominent position in the heart of the Hollywood town centre, a short walk from a wide range of local amenities to include Spafield playing fields and public car park.

The subject provides period office accommodation arranged over ground floor level and comprises 3 no. private offices, kitchenette and WC. The suite has been superbly maintained and is fitted to a high standard throughout to include painted / plastered walls, traditional corncing, carpeted flooring, suspended spot lighting with 2 no. private car parking spaces to the rear.

The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.

DESCRIPTION

The subject provides period office accommodation over first floor level and provides 3 no. private offices, kitchenette and WC. The suite has been finished to a high standard throughout to include painted / plastered walls, traditional corncing, carpeted flooring and suspended lighting.

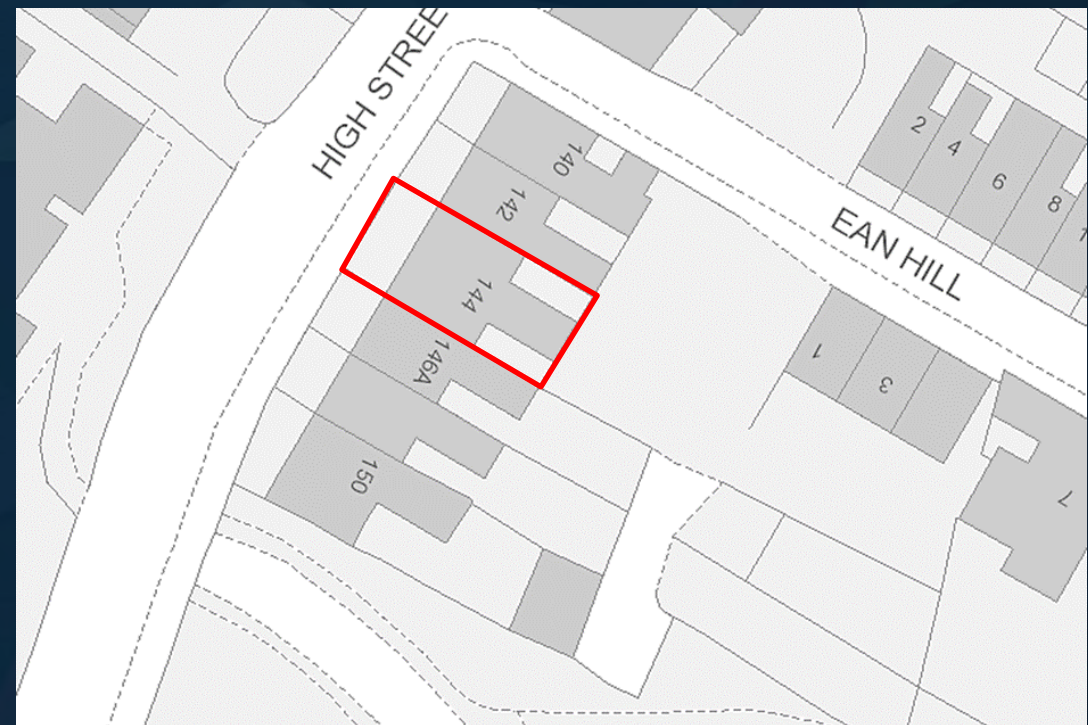
The property also benefits from an intercom system connected to the main entrance of the building.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Office 1	c. 39 sq m	419 sq ft
Office 2	c. 19 sq m	204 sq ft
Office 3	c. 15 sq m	163 sq ft
Kitchenette	c. 3 sq m	31 sq ft
TOTAL ACCOMMODATION	c. 76 sq m	817 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



LEASE DETAILS

RENT:	£9,000 per annum
TERM:	Negotiable
REPAIRS / INSURANCE:	Pro-Rata contribution
SERVICE CHARGE:	To be confirmed
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

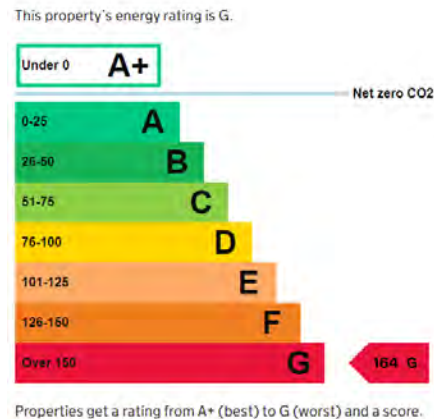
NAV (RATES PAYABLE)

NAV: £7,350

Estimated rates payable in accordance with LPS Website: £4179.70

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK JOHNSTON

mark.johnston@okt.co.uk

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

