



**RHM**  
Commercial

RETAIL

## FOR SALE

Prime Retail Unit

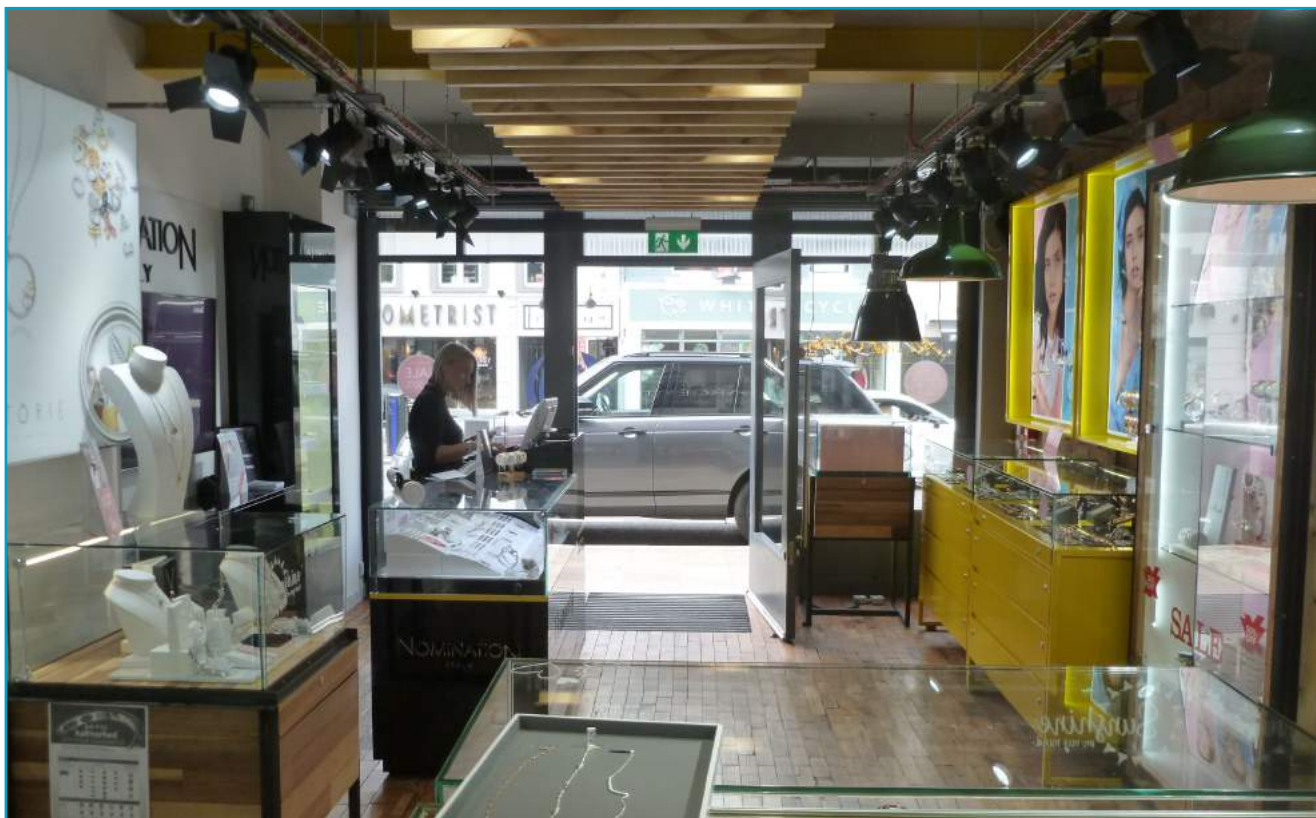
**48 High Street, Holywood**

**BT18 9AE**

- Located in Holywood town centre fronting onto High Street, close to Boots Chemist
- Ground floor retail of 451 sq ft & first floor accommodation of 702 sq ft
- Currently occupied by Argento until 8 February 2019
- Rental income until February 2019 - £15,000 pa

**Property Consultants**

RHM COMMERCIAL LLP  
First Floor, Edward Court,  
Saint Anne's Square,  
Belfast, BT1 2LR  
T 028 9043 4300  
F 028 9043 4330  
[www.rhmcommercial.com](http://www.rhmcommercial.com)



LOCATION	DESCRIPTION	ACCOMMODATION
<p>Located fronting onto High Street in the centre of Holywood, Co.Down.</p>	<p>Ground floor retail unit with first floor ancillary accommodation.</p>	<p><b>Ground Floor Retail</b> 41.9 sq m (451 sq ft)</p>
<p>Other occupiers in the vicinity include Boots, Marie Curie, Sweeney's Pharmacy, Mackey Opticians and White Bicycle.</p>	<p>The property is currently occupied by Argento Contemporary Jewellery Limited expiring by notice from the tenants on 8 February 2019. The rental income from Argento is £15,000 per annum.</p>	<p><b>First Floor</b> 65.2 sq m (702 sq ft)</p>
<p>Hollywood is located 6 miles from Belfast and 8 miles from Bangor.</p>	<p>The property would suit an owner occupier or investor.</p>	<p><b>Total Area</b> 107.1 sq m (1,153 sq ft)</p>



**NAV**

£12,500

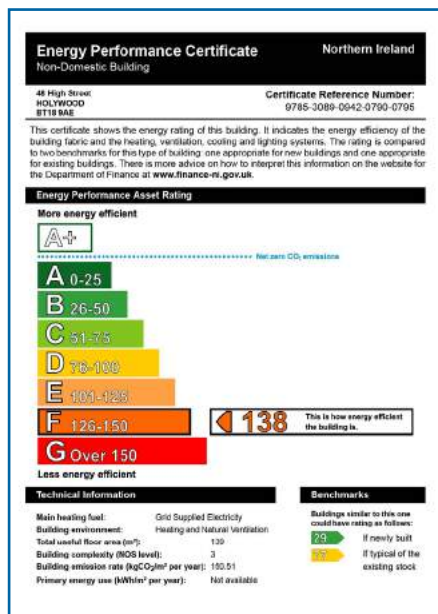
**Rates Payable 2018/19**  
£6,967

(If eligible for Small Business Rate Relief the estimated rates payable this year would be £5,574 - see [www.rhmcommercial.com/stats-facts](http://www.rhmcommercial.com/stats-facts) for more information)

**TITLE**

The premises are held by way of a long lease subject to ground rent.

**EPC**



**PRICE**

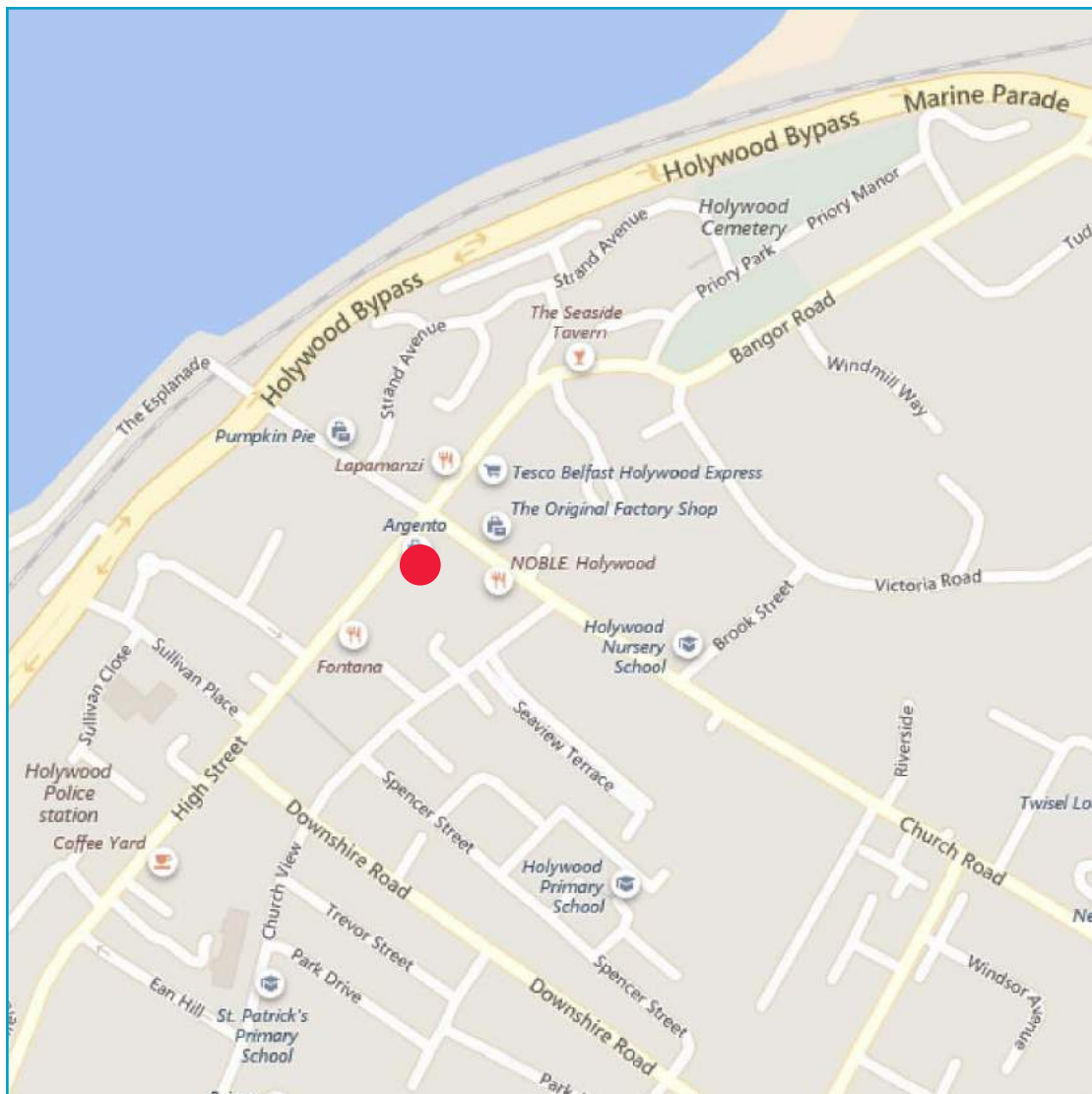
Offers are invited in the region of £275,000.

**VAT**

The premises are not registered for Value Added Tax.



# Prime Retail Unit 48 High Street, Holywood BT18 9AE



# RHM

Commercial

## VIEWING

Strictly by prior appointment with RHM Commercial.

## RHM COMMERCIAL LLP

RHM Commercial is an independent firm of property consultants providing specialist services to both owners and occupiers of property. Our rapidly expanding client base includes over 25% of the top 100 companies in Northern Ireland.

## CONTACT

Paul Ritchie  
T 028 9043 4300  
E [paul@rhmcommercial.com](mailto:paul@rhmcommercial.com)

Conditions under which these particulars are issued  
All details in these particulars are given in good faith, but RHM Commercial LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:- 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and RHM Commercial LLP have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by RHM Commercial LLP, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do RHM Commercial LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

RHM COMMERCIAL LLP

First Floor, Edward Court,  
Saint Anne's Square,  
Belfast, BT1 2LR  
T 028 9043 4300  
F 028 9043 4330  
[www.rhmcommercial.com](http://www.rhmcommercial.com)