

**RODGERS
&
BROWNE**

29 Shore Road
Holywood, BT18 9HX

offers around £235,000



The Owners' Perspective...

"This attractive office building housed my father's business for many, many years. The property was chosen for its convenience to Belfast and the City Airport whilst still being a part of a local community.

As his business grew so did Holywood grow as a popular commercial centre, with shops, apartments, offices and coffee shops/restaurants.

The proximity to Belfast City centre is possibly not as crucial as it used to be. However, with

the dual carriageway and train station both nearby it is easy to get into the city centre or for clients to come to Holywood".

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Stylish mid terrace office property

c.1,270 sq.ft. net over three floors and over part of gateway entrance

Suit investor or owner occupier

In need of updating and priced accordingly

Two parking spaces to rear

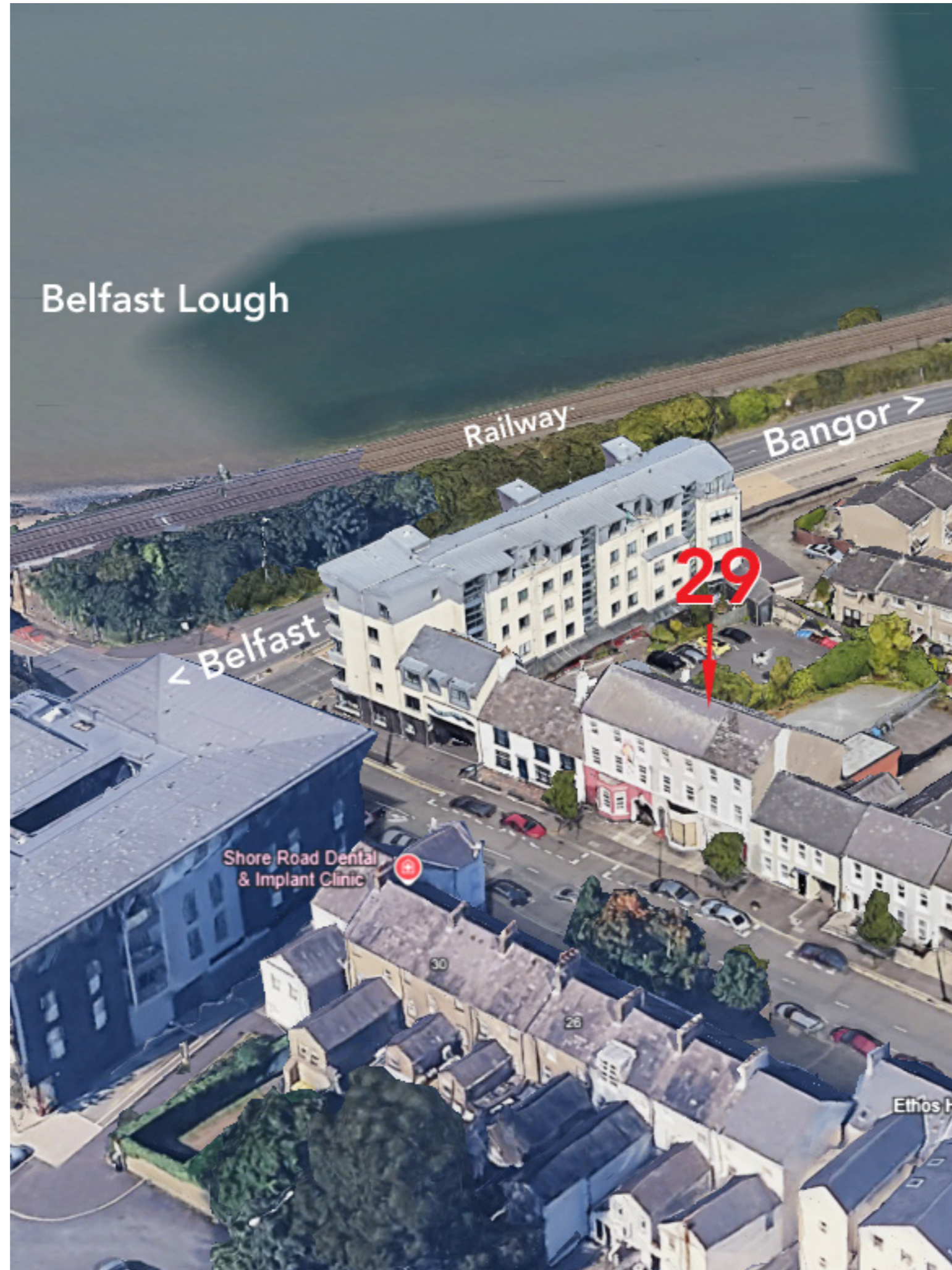
Very popular 'just off High Street' location

Gas fired central heating

Suit a wide variety of occupations including dentist, accountant, solicitor, designers, architects etc

Good road and rail access to Belfast City centre and City airport

Manageable, practical space



The property comprises...

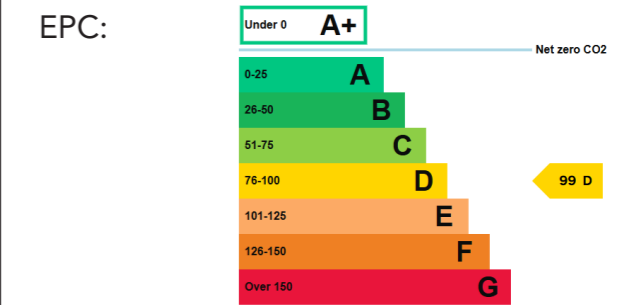
GROUND FLOOR: SQ.FT		SQ.MTS
Entrance Porch	-	-
Hall	-	-
Reception/office	278	25.8
Store	99	9.2
Separate W.C	-	-
	377	35.0

FIRST FLOOR:		
Board Room	196	18.2
Office	99	9.2
Office	95	
Kitchen	89	8.9
	479	44.5

SECOND FLOOR:		
Office	203	18.9
Office	112	10.4
Office	99	9.2
Ladies – Gents W.C's	-	-
	414	38.5

Total floor area (N.I.A)	1270	118
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RATES: NAV £12,400
 Rates/Pound (25/26) 0.587437
 Rates Payable approx. £7.284 (before SBRR)



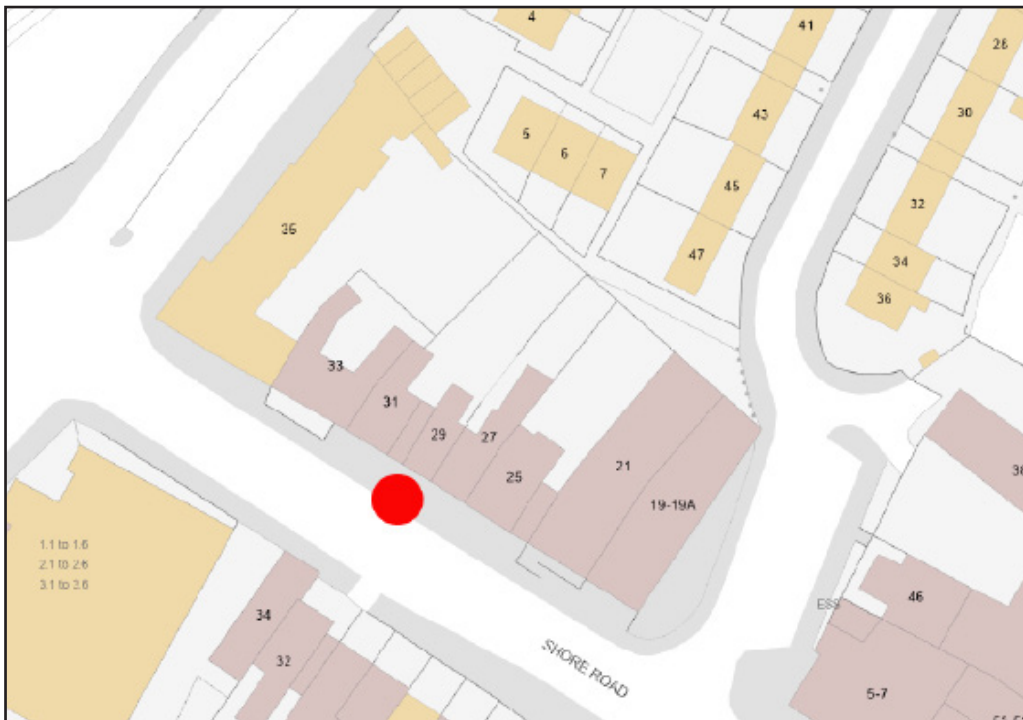
VIEWING: By appointment only

VAT: We are advised that the property is not registered for VAT

Location

Just off High Street at the Maypole. Building is on the right hand side

Additional information



**RODGERS
&
BROWNE**

RODGERSANDBROWNE.CO.UK

Sold
028 9042 1414

**Sales
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Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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The Property
Ombudsman

naea | propertymark

PROTECTED

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