

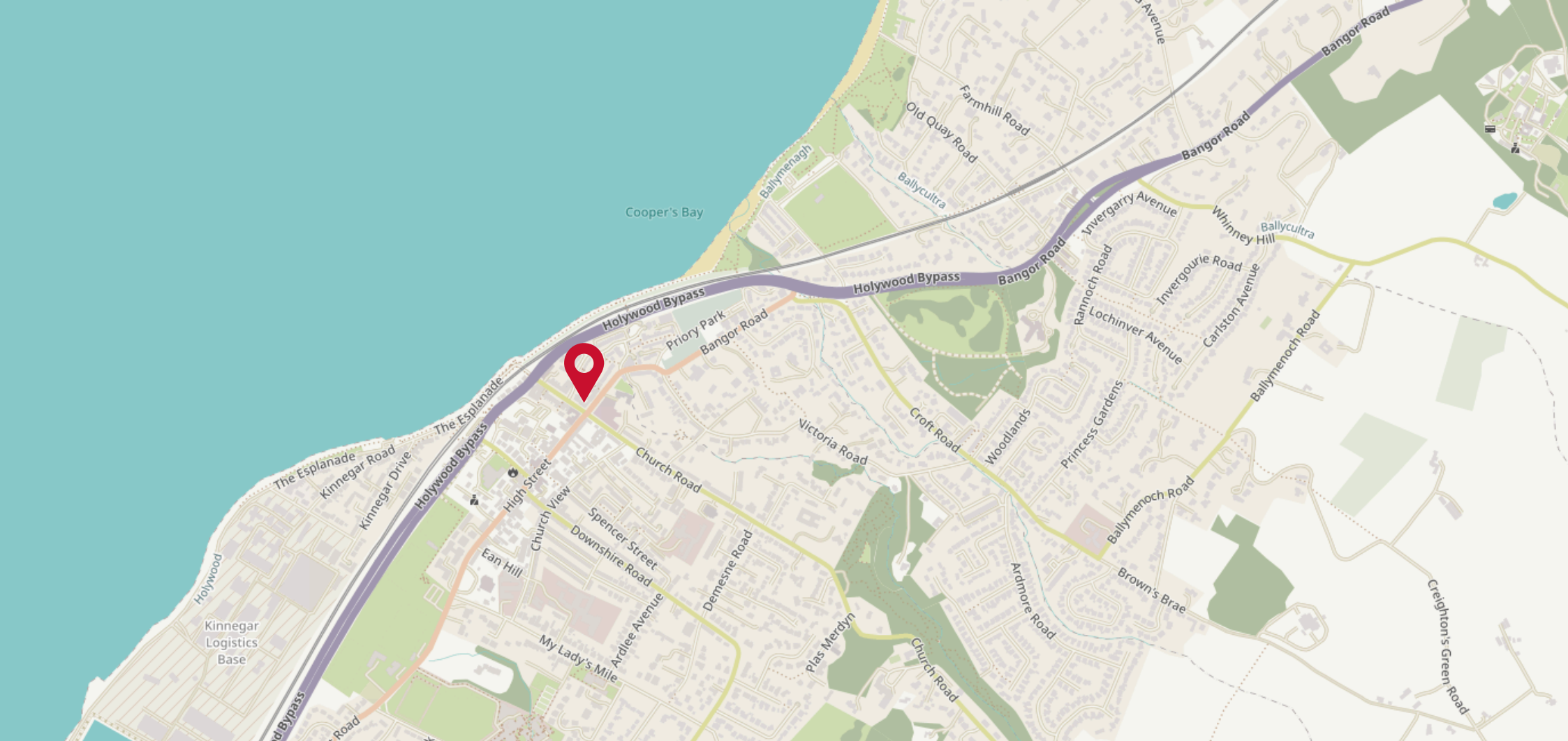
FOR SALE

**Lambert
Smith
Hampton**



**19 Shore Road, Holywood,
BT18 9HX**

**Highly Prominent Office Building Extending to
Approx. 4,640 Sq Ft.
Suitable for a Variety of Uses, Subject to Planning.**



LOCATION

Hollywood is located off the main A2 Hollywood Bypass Road, approximately 5 miles from Belfast City Centre. The town benefits from good communication links via public transport with Hollywood Train Station located across from the Hollywood Bypass. Hollywood forms a gateway to North Down and consists of a coastal corridor of commuter development, concentrated around an attractive commercial town centre.

The subject is situated on the Shore Road, with the junction onto the A2 Road located approximately 80 metres away. The subject property is situated on the corner of a terrace of properties and benefits from dual frontage onto both the Shore Road and Strand Road. The immediate area is characterised primarily by office accommodation/medical or specialist occupations, such as Kingsbridge Private Hospital. The subject is also located in close proximity to the town centre which includes occupiers such as Boots, Little Wing, Joxer, and Caffe Nero.

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DESCRIPTION

The subject property represents an excellent opportunity to acquire a well presented end terrace property totalling approximately 4,640 Sq Ft.

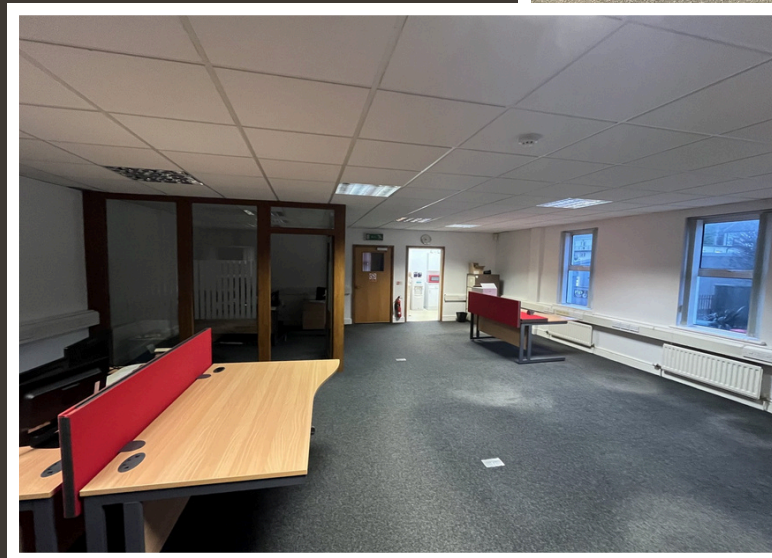
The property benefits from dual frontage onto both the Shore Road and Strand Road and includes a large 3-storey extension which was constructed around 2000.

The office space is finished to a modern standard throughout to include gas heating, perimeter trunking, double glazed windows, carpeted flooring, plastered and painted walls, suspended ceiling with flourescent strip lighting as well as WC and kitchen facilities. The rear ground floor store, currently used as a staff kitchen and store has planning permission for conversion to a self-contained office suite (information below).

The property is suitable for a variety of uses, subject to the relevant statutory approvals.

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
Ground Floor (Offices)	236	21.0
Ground Floor Rear (Kitchen/Store)	1,536	143.0
First Floor (Offices/Separate W.Cs)	1,594	148.0
Second Floor (Offices)	1,274	116.0
Total	4,640	431.07



PLANNING

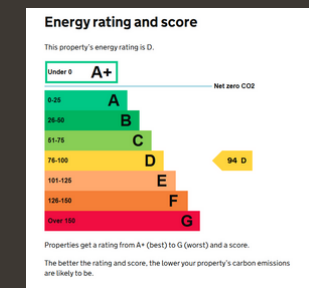
The ground floor of the subject has planning permission for conversion to a self-contained office suite of approx. 1,536 sq ft, benefitting from its own entrance from Strand Avenue.

(Planning Ref: LA06/2019/0347)

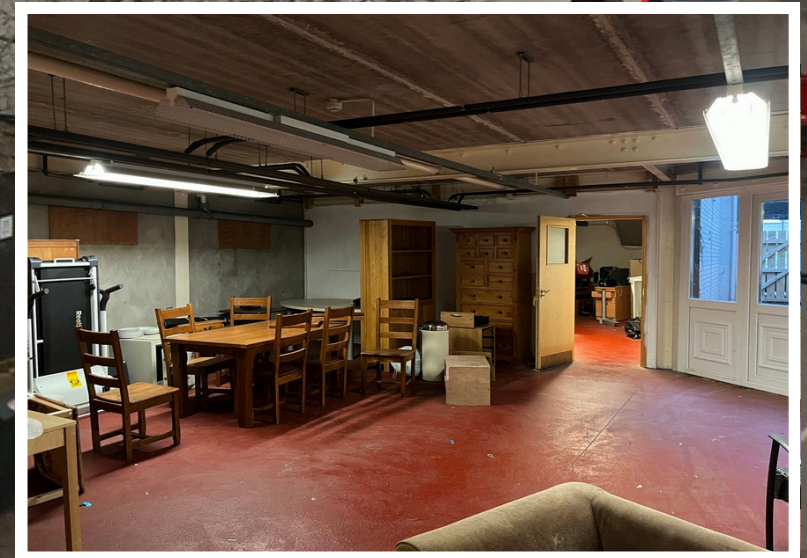


ENERGY PERFORMANCE CERTIFICATE

The Property benefits from an EPC rating of D94.



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19 Shore Road, Hollywood, BT19 9HX

www.lsh.ie



For Further Information

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RATEABLE VALUE

We have been advised by Land and Property Services of the following for the year 2025/26:

Net Annual Value: £21,500.00

Rate in £ 25/26: £0.587437

Rates Payable (if applicable): Est £12,629.90 per annum.

TITLE

Qualified title held on a long leasehold basis for a period of 800 years from 8th October 1956.

VALUE ADDED TAX

We have been advised that the subject property is not registered for VAT, therefore VAT will not be applicable in addition to the prices quoted.

ANTI MONEY LAUNDERING

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.

ASKING PRICE

We are instructed to seek offers in the region of **£600,000** subject to contract and exclusive of VAT.

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