



**To Let**

Exciting Showroom and Café development 4,500 sq ft (420 sq m) Capable of sub-division  
**Front Plaza (Phase 1), Hollywood, Co Down**

**tdk** commercial  
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- **New showroom/café units**
- **Fantastic town centre location**
- **Units immediately available**
- **High profile location fronting Bangor to Belfast dual carriageway**

#### **LOCATION**

Holywood is one of the principal towns in North Down and is considered one of the most attractive areas in Northern Ireland. The current population is c 12,000. The town has a catchment of c 500,000 within a 30 minute drive time with ABC1's comprising over 50%

Holywood Town Centre provides a vibrant retail experience with its mix of cafés, restaurants, bars and boutiques.

Excellent transport links are provided by the nearby train station and George Best Belfast City Airport (5 minute drive)

Front Plaza occupies a prime 2.1 acre site in the centre of Holywood, bordering Marine Parade, Shore Road and linking seamlessly to the vibrant High Street.

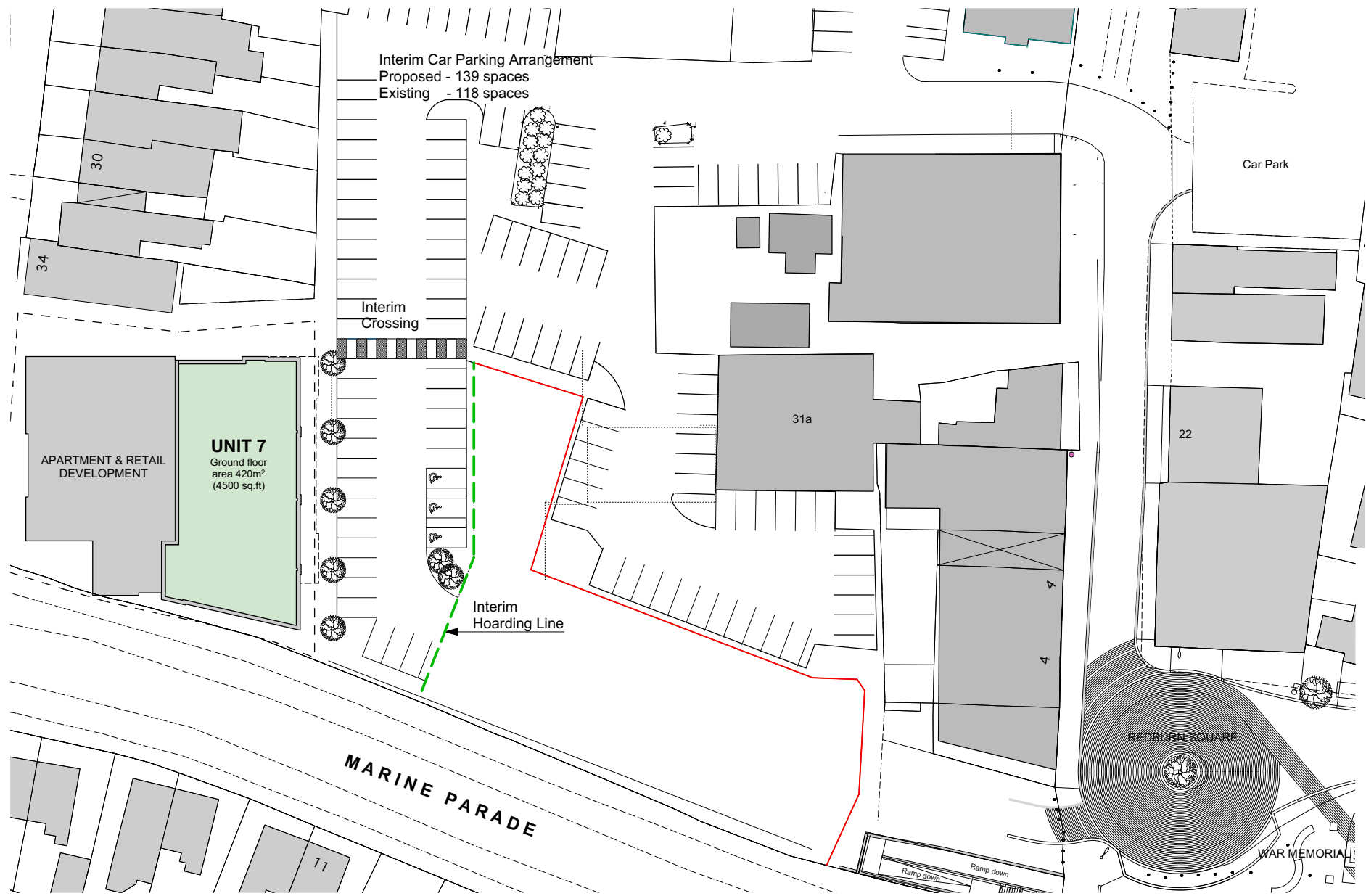
#### **DESCRIPTION**

The proposed scheme involves the creation of ground floor units which are suitable for showroom and café operators.

The upper floors of this unique development will provide 18 modern apartments offering spacious state of the art living in Holywood town centre.

The ground floor units will be handed over in an effectively shell specification with high specification glazed shop fronts installed and services brought to distribution points.





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## ACCOMMODATION

The ground floor units can be sub-divided to provide smaller units depending on individual occupiers requirements.

**Net Internal Area: 4,500 sq ft (420 sq m)**

## LEASE TERMS

Term: New 10 year effectively FRI lease.

Rent: £15.00 psf per annum exclusive.

Repairs: Full repairing basis, recouped by way of a service charge provision.

Insurance: Tenant to reimburse.

## NAV

To be assessed by Land & Property Services.

## VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## FURTHER INFORMATION

For further information or viewing please contact;

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