

**Business  
Unaffected**



For illustrative purposes only

**For Sale**

Investment Opportunity with Development Potential

**43 High Street and 38 Strand Avenue,  
Holywood, County Down**

**Riddell  
McKibbin**

# For Sale - Investment Opportunity with Development Potential

## 43 High Street and 38 Strand Avenue, Holywood

Riddell  
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### PROPERTY SUMMARY

- Prominent investment & development opportunity
- Accommodation extends to c.3,057 sq ft
- Let to Walker Communications until 30th November 2023 (subject to breaks)
- Rental income of £39,360 p.a.
- Prime location in the centre of Holywood
- Planning permission approved for 8 no. apartments
- Guide price £325,000 exclusive

### LOCATION

The premises are located on High Street, the main road running through Holywood to the north of the Maypole. Holywood is a popular North Down coastal town, located approximately 5 miles from Belfast with good access on to the Sydenham By-Pass both to Belfast city centre and onto the M1 and M2 motorways. Belfast City Airport is approximately one mile from the subject property and nearby occupiers includes Tesco Express, Mountain Trail and Corries Butchers.

### DESCRIPTION

The subject comprises two buildings: No. 43 High Street is arranged over three floors to include a large reception area, break out areas and a range of private and open plan offices as well as boardroom, kitchen, W.Cs and storage space. No. 38 Strand Avenue is a single storey property comprising a reception area, open plan offices, meeting rooms, W.Cs and storage space.

Each building is finished to a good standard throughout with a combination of carpeted / wood laminate and tiled floors, smooth plastered and painted walls, and car parking to the rear.

The subject property benefits from planning permission to build 8 no. residential apartments with associated car parking to the rear.

### TENANCIES

The subject property is currently occupied by Walker Communications on 2 no. leases from 1st December 2013 for a term of 10 years. Tenant has break options 3 yearly. Current passing rent £39,360 per annum.

### ACCOMMODATION (All areas are approximate)

Ground Floor	1,228 Sq ft	114.1 Sq m
First Floor	448 Sq ft	41.6 Sq m
Second Floor	378 Sq ft	35.1 Sq m
38 Strand Avenue	1,003 Sq ft	93.2 Sq m
<b>Total</b>	<b>3,057 Sq ft</b>	<b>284 Sq m</b>

### PLANNING

Planning permission has been approved for the development of 8 no. apartments under Ref: W/2013/0291/F - approved 08/05/14.

A copy of the plans are available upon request.

### RATEABLE VALUE

	NAV	Estimated Rates Payable (18/19)
43 High Street	£15,300	£8,528 p.a.
38 Strand Avenue	£15,350	£8,556 p.a.

### PRICE

We are seeking offers in the region of £325,000 exclusive.

### VAT

All prices are quoted exclusive of VAT, which may be payable.

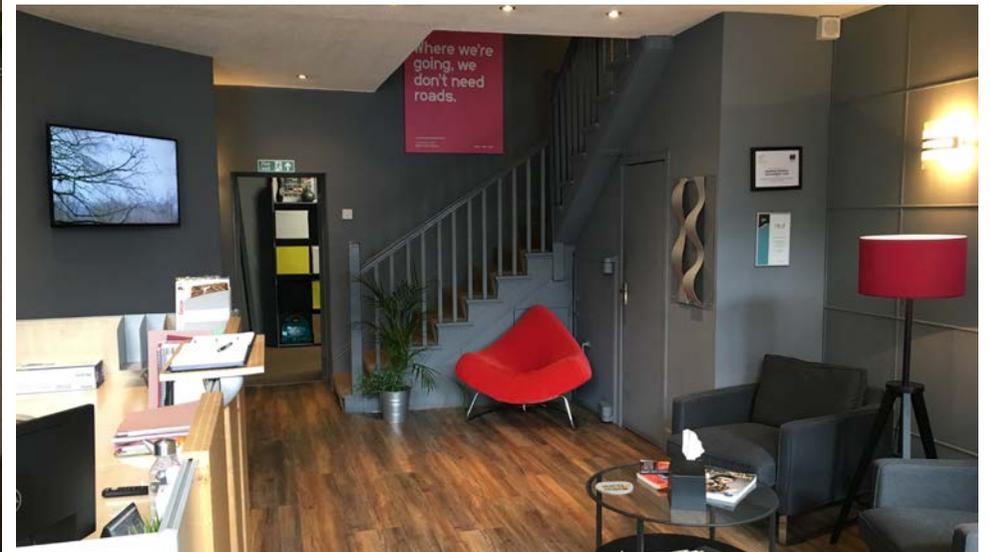
### EPC

B50 + E125.

A copy of the EPCs are available upon request.

For Sale - Investment Opportunity with Development Potential  
**43 High Street and 38 Strand Avenue, Hollywood**

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## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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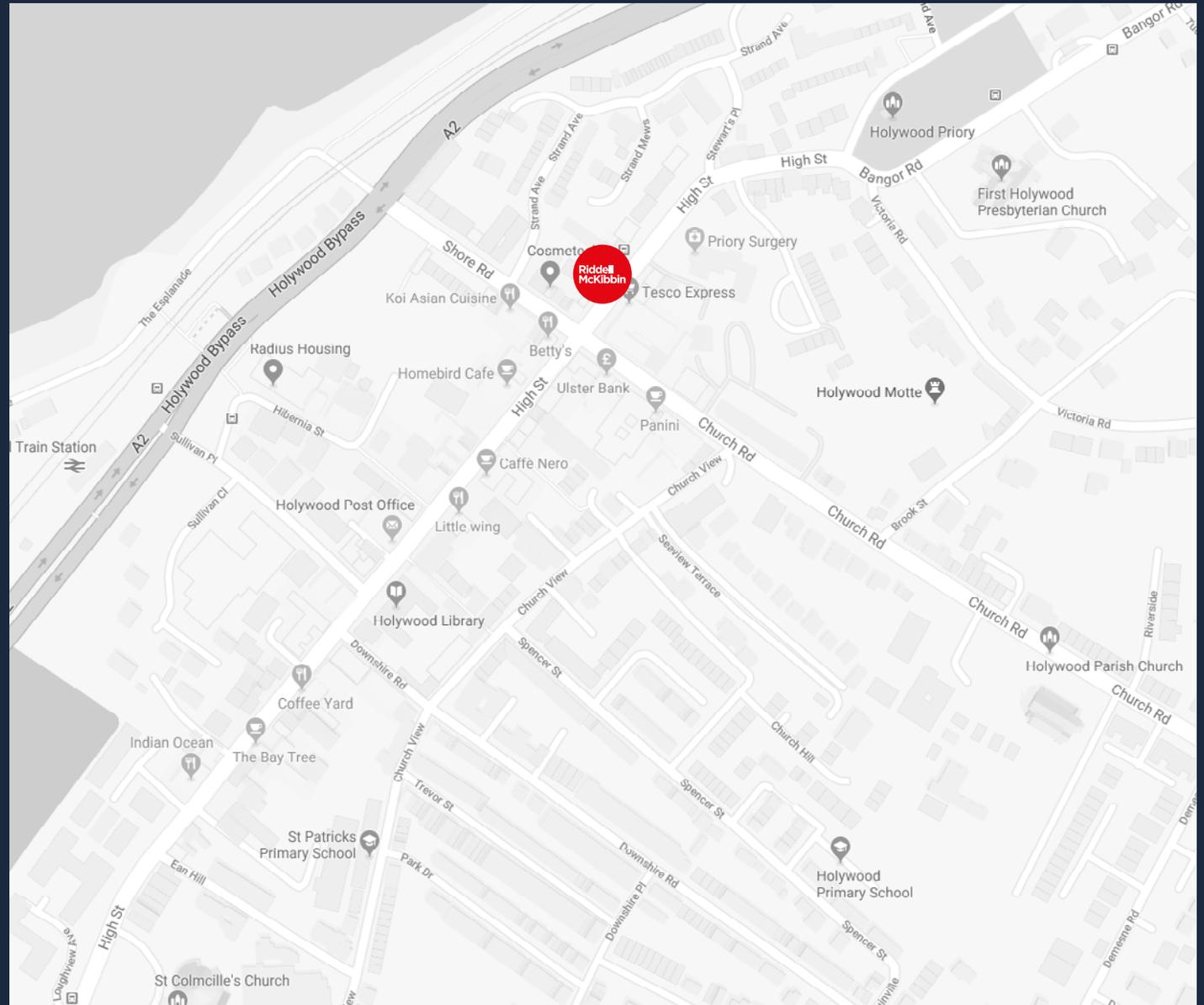
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