FOR SALE/TO LET

First & second floor office accommodation

139-141 Holywood Road, Belfast, BT4 3BE

- Modern office suite c. 1,675 sq ft
- Recently refurbished to include 2 individual offices, 2 open plan office areas, kitchen and WC facilities
- Prominent position on Holywood Road
- Ease of access to Belfast city centre
- Available for sale or to let

Location

The property is situated in a prominent position on the popular Holywood Road, near to its junction with Belmont Road. Holywood Road is one of the main arterial routes in East Belfast benefiting from a wide range of local amenities including convenience stores, restaurants, cafés and beauty salons.

The location provides ease of access to Belfast city centre, the wider road network along with excellent public transport links by bus and train. Car parking is provided by way of free on street parking and a DOE car park to the rear of the building.

Description

The subject was previously occupied as an office suite however, it is currently fitted as a beauty salon over first and mezzanine floors. The accommodation has recently been refurbished and includes 2 open plan office areas, individual treatment rooms, kitchen and WC facilities. The property has the benefit of the following finishes:

- Suspended ceilings with recessed lighting
- Carpeted flooring and perimeter trunking
- Fully fitted kitchen with integrated appliances
- Intercom entry system and security system
- Gas fired central heating
- Rear balcony area

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £14,200
Estimated Rates Payable 2025/26: £8,897.61

Accommodation

Description	Sq Ft	Sq M
First Floor	871	80.9
Mezzanine	804	74.7
Total	**1,675**	**155.6**

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.

Sale and Lease Details

We have been instructed to seek offers in the region of £165,000 exclusive (One Hundred and Sixty Five Thousand Pounds).

Alternatively, our client would consider an offer to lease the property.

Term: Negotiable
Rent: £15,000 per annum exc
Repairs/Insurance: Effective FRI lease by way of service charge liability

TITLE

We understand that the property is held on a Long Leasehold basis. Full information upon request.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

B45. Full EPC certificate available on request.

savills.ie

Richard McCaig
richard.mccaig@savills.ie
+44 (0) 28 9027 0034

Faith Rodgers
faith.rodgers@savills.ie
+44 (0) 28 9027 0047

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