



Instinctive
Excellence
in Property.

For Sale

Prominent Corner Building

15 Downshire Road/Church View
Holywood
Co Down
BT18 9LU

COMMERCIAL/RESIDENTIAL



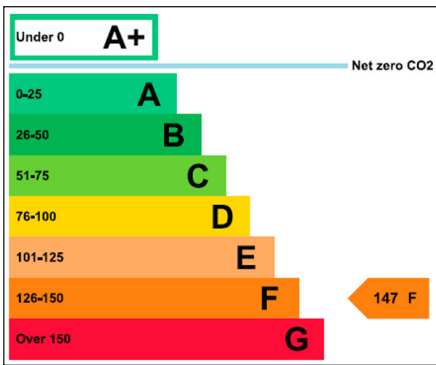
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BT18 9LU

COMMERCIAL/RESIDENTIAL

EPC



Location

Holywood is an affluent commuter town on the shores of Belfast Lough in Co Down approximately 5 miles north east of Belfast and 8 miles west of Bangor. The property is located on the junction of Downshire Road and Church View close to the High Street. The neighbouring area is primarily residential with some commercial users.

Description

This is a traditional constructed two storey properties covered with a number of pitched slate roofs. The property benefits from access onto both Downshire Road and Church View.

Internally the property has been fitted out as office accommodation and is fitted to a reasonable standard with offices over two levels off the reception area. The building is heated via oil fired central heating and benefits from a rear garden area.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground	1,265	117.5
First	748	69.5
Total Net Internal Area	2,013	187

Description	Acres	Sq M
Site Area	0.085	345

Planning

The building has up until recently been used as offices. The property offers development potential with neighbouring developments in close proximity. The site is zoned within the development limit of the town centre and within an Area of Townscape Character. The site would therefore be suitable for a variety of uses including residential subject to any necessary consent and approvals.

Sale Details

We have been instructed to seek offers over £250,000 exclusive.



Indicative Boundary

Rates

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

Net Annual Value: £20,600

Estimated rates payable 2024/25: £11,714

VAT

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

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



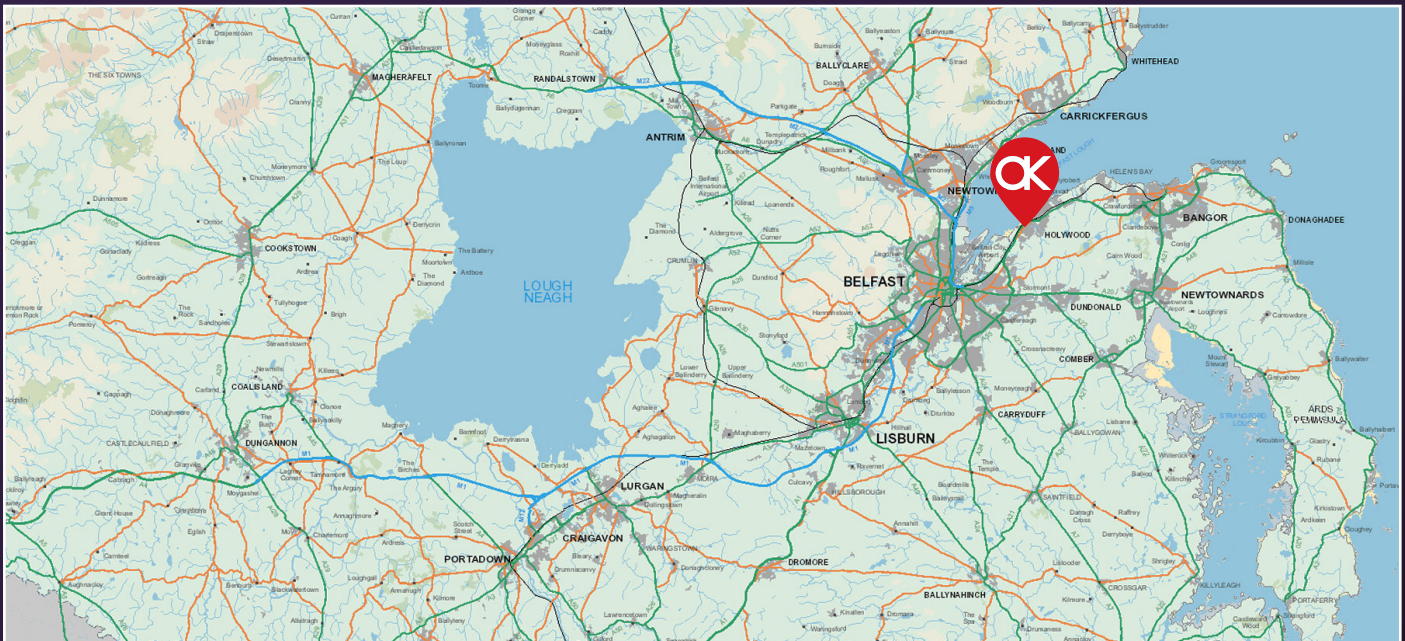
Reception



Ground Floor



First Floor



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.