

**Tim Martin**  
.co.uk



51 High Street  
Holywood  
BT18 9AB

Asking Price  
£60,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

Currently trading as Tulsi Indian Restaurant, this large ground floor unit is situated in the heart of Hollywood town centre close to hte Maypole Junction and opposite Tesco Express.

It is well finished to include solid floor covered with tiles, plastered and painted wall, air conditioning, alarm system, with seating for c.66 covers.



## For Sale - Lease, Goodwill, Fixtures and Fittings

### Total Accommodation

c. 1679 sqft (159 sq.m)

### Price

£60,000 excl. to acquire the leasehold interest (plus stock at valuation)

### Fixture and Fittings

An inventory of the fixtures and fittings to be included in the sale will be provided upon request.

### Accounts

These will be provided to bona fide purchasers upon request.

### Lease

10 years from 10 January 2017

### Rent

£22,500 per annum rising to £25,000 per annum on 10 January 2024

Full details will be provided to prospective purchasers as the purchaser will be required to comply with the relevant legislation in respect of the employees.

### Business

The owners have operated this successful restaurant since the extensive refurbishment of the building in 2017. They have built up a strong and steady business supported by trading accounts. The business is closed during the day and also all day Monday, allowing the purchaser to expand and develop the business further.

### VAT

Applicable to above

### Rates

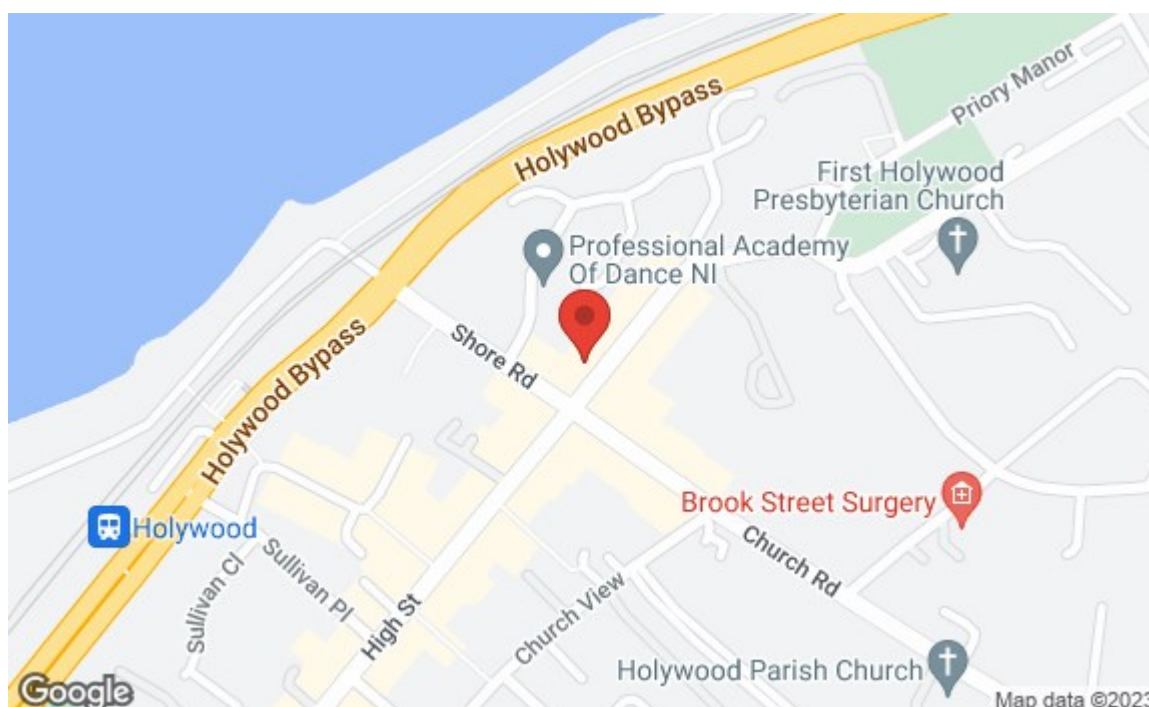
NAV £21,700. Rates Payable 2023/24 = £11756

### EPC

B50

### Viewing

By Appointment with the Agent





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Comber  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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