

**Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

**Downpatrick Branch**

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

**Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

**General Enquiries**

ballynahinch@quinnestateagents.com



For any enquiry relating to  
this property, please contact

**Jonathan Quinn**

jonathan@quinnestateagents.com  
07889537055



**62-64 Main Street  
Saintfield  
BT24 7AB**

**Asking Price  
£150,000**

**Terms & Conditions**

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

**Valuation/Mortgage Service**

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Excellent Investment Opportunity
- Main Street frontage in Saintfield
- Premises well presented throughout
- Fully Occupied and Income Producing
- Long Established & respected local Tenant
- Two Units currently Occupied as one
- Viewing: Strictly by Appointment

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		





Directions

Unusually perhaps, these are two adjoining ground floor shop premises both occupied by one tenant (Business un-affected) but under separate leases and with no connection to the remaining upper floors which are separately accessed and occupied or to yard/land at rear. Both are ideally positioned in the centre of the main shopping area with regular passing traffic flow and pedestrian shoppers drawn to the range of services in this historic village. Saintfield straddles the main A7 with it’s direct connections to both the City of Belfast and Downpatrick and is highly regarded for its commercial enterprises, general stores boutiques and eating establishments. The premises are being sold together.

**Title**  
We understand that the premises are held on a Fee Farm Grant dated 16 December 1941 from Michael Charles Perceval Price. No further information is available at this stage.

**Rates**  
Rates: Land & Property Services web site confirm the following Capital Value in respect of both properties.

No 62 Main Street Saintfield BT24 7AB Total NAV Value £5,250-00 (Rates £3,047.80 )

No 64 Main Street Saintfield BT24 7AB Total NAV Value £4,700-00 (Rates £2,728.51)

**Lease Details - No 62**  
No 62 Main Street Saintfield BT24 7AB  
Lease dated 01 October 2012  
Three Year Term  
CURRENT RENT £5,830.00, Paid monthly  
Tenant Liable to pay Commercial Rates  
Tenant liable to pay Insurance contribution

**Lease Details - No 64**  
Lease dated 06 October 2009  
Three Year Term  
Current Rent £4,000.00 paid monthly  
Tenant liable to pay Commercial Rates