



Commercial (EPC Rating:)

32B MAIN STREET, ROYAL HILLSBOROUGH, BT26 6AE

Per month

£600 Per

null Bedroom Commercial located in Royal Hillsborough

Owl & Ash Lettings are pleased to present an excellent opportunity to secure a ground floor commercial office space in the heart of Royal Hillsborough's prime Main Street location. Positioned within one of Northern Ireland's most desirable and picturesque villages, this well presented office offers a professional and welcoming setting for a range of business uses.

The property comprises one private office room with shared access to a stylish communal waiting area, creating an ideal environment for meeting clients and conducting day to day business. Its prominent central position ensures excellent visibility and easy access, while being surrounded by established local businesses, cafés and boutiques that contribute to the vibrant village atmosphere.


This ground floor space is perfectly suited to professionals, consultants, or small independent businesses seeking a prestigious and convenient location. The office benefits from a bright and comfortable interior, providing a practical yet inviting workspace in a highly sought after setting. The room will be entirely cleared of all equipment before lease commencement. The business who takes on the lease will be expected to pay an additional, nominal/proportionate contribution towards the rates and bills which will be agreed with



Council Tax Band

Northern Ireland

Energy Performance Graph

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

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.