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# 7 Main Street Castlewellan



BT31 9DF

### To Let - First Floor Commercial Property

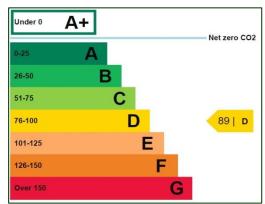
This extensive first floor commercial premises is well located to take advantage of the thriving centre of Castlewellan. Subject to statutory consents it would be suitable for a wide variety of uses.



 Rent: £5,500 per annum payable quarterly in advance plus Rates.

• NAV: £3,850.00 (Annual rate 2021/2022 £1998.03)

Size: Approximately 800 sq ft.



## THE PROPERTY COMPRISES:

#### **Entrance Hall - Stairs to first floor**

#### **Large General Purpose Room**

Room (1): Formally Treatment Room.

Room (2): Formally Office.

**Store Room** 

W.C

**Viewings:** By appointment with the agents.













These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither James Wilson & Son, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. No appliances or equipment have been tested. Purchasers should satisfy themselves with regard to such items.