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Tim Martin
.co.uk

Estate Agent of the Year
Northern Ireland 2016

CELEBRATING 30 YEARS IN BUSINESS



33 Main Street
Saintfield BT24 7AB

RENT

£20,000
per annum + rates

A fantastic opportunity to rent this prominent ground floor retail unit fronting onto Main Street in the heart of Saintfield's bustling village, amongst a varied mix of new and well established businesses. The spacious ground floor unit, which extends to approximately 3400 sqft or thereabouts, enjoys superb shop frontage with excellent footfall and passing trade and is suitable for a wide range of uses (subject to planning). The unit was previously used as a retail food shop and does enjoy the benefit of full planning permission under application LA07/2021/0917/F dated 5 April 2022 for the Proposed Change of Use from previous Mace Convenience Shop to Restaurant/Bakery, if required.

Saintfield village is becoming an increasingly popular area to reside with many more new residential developments underway in the village. The town itself enjoys a welcoming atmosphere and excellent community spirit, not to mention the choice of local boutiques, coffee shops and eateries for all to enjoy. Downpatrick and Ballynahinch are within convenient commuting distance as too are Belfast, Lisburn and the M1 motorway network.

1B Main Street, Saintfield, BT24 7AA

Email: info@timmartin.co.uk

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RETAIL 2220 sqft

STORE 459 sqft

Suspended ceiling with fluorescent lighting; ample power points; telephone connection points; partial non slip floor.

STORE 464 sqft

Power points; fluorescent lighting.

KITCHEN 43 sqft

Single drainer stainless steel sink unit with high and low level cupboards; part tiled walls; formica worktops.

Rear Hallway Leading to:-

GENTS 25 sqft

White suite comprising low flush wc; wall mounted wash hand basin with 'Vertex Instant 3' hotwater tap; extractor fan.

LADIES WC 26 sqft

White suite comprising low flush wc; wall mounted wash hand basin with 'Vertex Instant 3' hotwater tap; extractor fan.

STORE 128 sqft

Power points; lighting.

GOODS ENTRANCE

Double doors.

TOTAL SQUARE FOOT 3365 sqft (approx.)

TOTAL NAV £15,600

RATES PAYABLE £8,168.67 per annum (approximately)

LEASE By Negotiation - On A Full Repairing And Insuring Lease

TERM By Negotiation

DEPOSIT Totalling 3 Months Rent

Please Note: All prospective tenants should make their own enquiries to confirm the NAV/rates payable. All prices, outgoings etc. are exclusive of but may be subject to VAT.



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

Contact us now to arrange a free, no obligation valuation



MAILING LIST

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Excellence in Customer Service



Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

