

Tim Martin
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15 Catherine Street & 32 Plantation Street
Killyleagh
BT30 9QW

Offers Around
£150,000

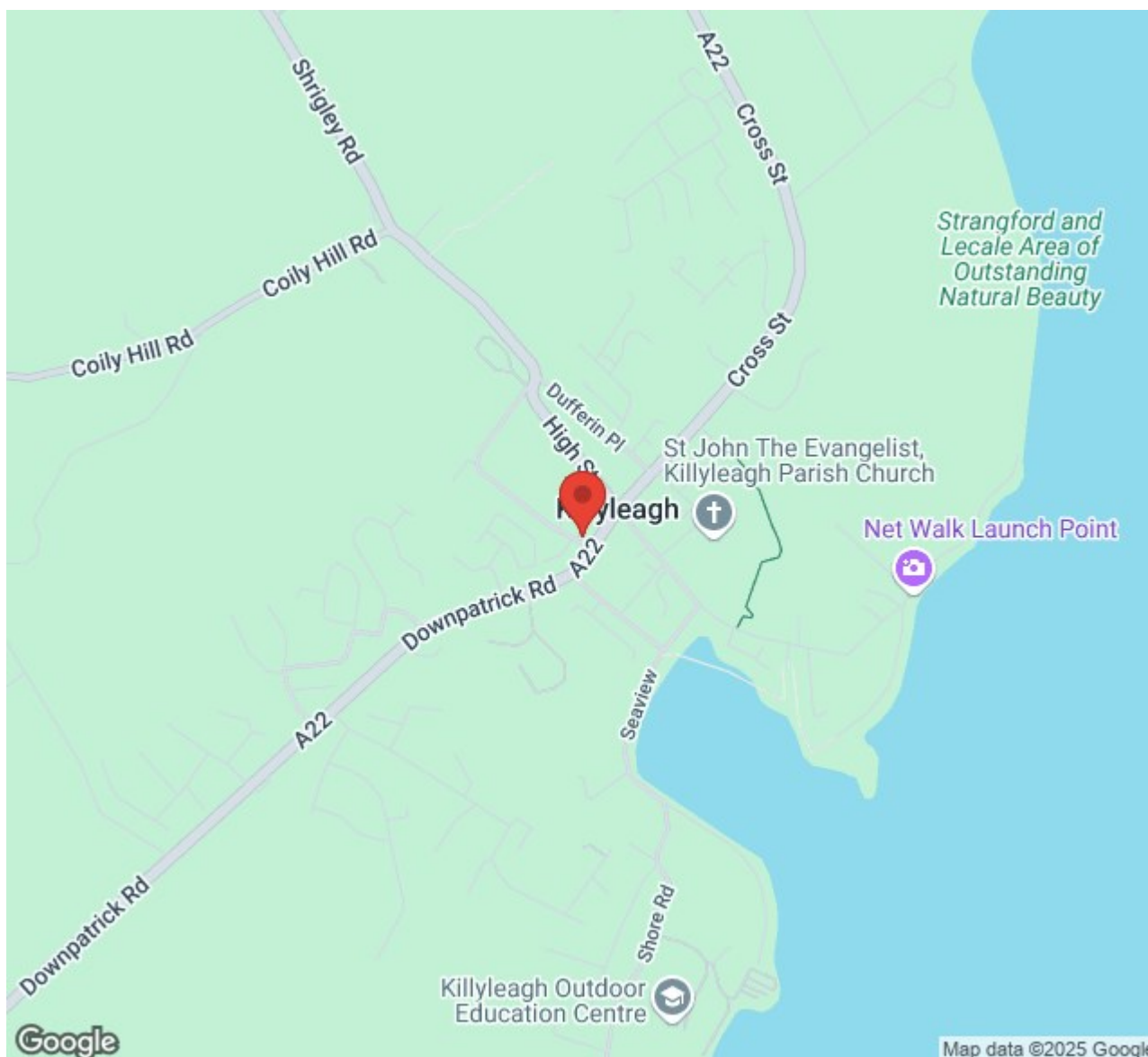
www.timmartin.co.uk
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An excellent investment opportunity to acquire this ground floor retail unit and first floor office suite situated in the heart of Killyleagh village, amongst a varied mix of new and well established businesses.

15 Catherine Street is currently occupied by Winemark and extends to approximately 735 sqft or thereabouts. The unit enjoys a spacious retail area with adjoining kitchen and wc facilities and enjoys superb footfall.

32 Plantation Street is currently let and has been finished to an exceptional standard throughout with the accommodation extending to approximately 704 sqft or thereabouts, comprising of a spacious open plan office, meeting room, kitchen and wc facilities.

Killyleagh is becoming an increasingly popular area with locals and tourists alike with its proximity to Strangford Lough, Delamont Country Park, Killyleagh Castle and the beautiful surrounding area. Downpatrick, Killinchy, Saintfield and Comber are all within a short drive, whilst the edge of Belfast is only 30 mins drive away.



15 Catherine Street - Winemark

TOTAL SQFT 735 sqft (approx)

Currently let to Philip Russell Limited T/A Winemark for a period of 5 years from 1 May 2021 at £8000.00 per annum for the first three years, rising to £9000.00 per annum in years four and five.

GROUND FLOOR RETAIL

536 sqft

Double frontage display windows; tiled floor; suspended ceiling with diffused lighting; Robus electric heater.

STORE

143 sqft

Tile effect vinyl floor; fluorescent lights; built-in refrigeration unit.

KITCHEN

27 sqft

Single drainer stainless steel sink unit with mixer taps; cupboards under; formica worktop; fluorescent lights; tile effect vinyl floor.

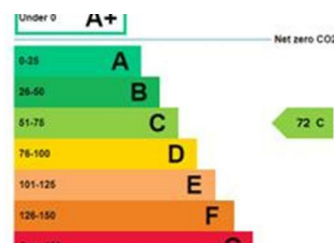
WC

29 sqft

White suite comprising high flush wc; wall mounted wash hand basin with mixer taps; Heatrae Sadia Streamline hot water tank; extractor fan; tile effect vinyl floor.

Total Nav

£5,400. Rates Payable - £2979.97 per annum (approx)



32 Plantation Street

First Floor Office Accommodation

Total Sqft 704 sqft (approx)

Currently vacant

Stairwell from street level

Leading to:-

MEETING ROOM

144 sqft

Recessed spotlights; 'Mitsubishi' electric air con / heater unit; Velux window.

KITCHEN

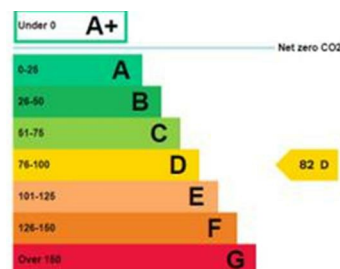
33 sqft

Single drainer stainless steel sink unit with mixer taps; range of modern wall level cupboards; formica worktop; space for fridge.

WC

23 sqft

White suite comprising dual flush wc; corner wall mounted wash hand basin; extractor fan.



MAIN OFFICE

504 sqft

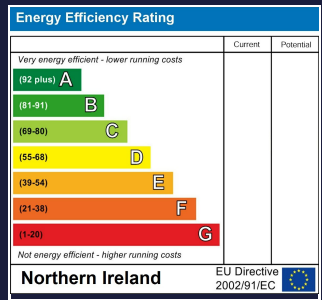
Diffused fluorescent lighting; ample power points and telephone connection points; sliding sash double glazed windows; 'Mitsubishi' electric air con / heating unit.

TOTAL NAV

£3,150. Rates Payable - £1738.31 per annum (approx)

VAT

All prices, outgoings etc. are exclusive of VAT but may be subject to VAT



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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