



**Ballynahinch Branch**  
 24 High Street  
 Ballynahinch BT24 8AB  
 028 9756 4400

**Downpatrick Branch**  
 49-51 Market Street  
 Downpatrick BT30 6LP  
 028 4461 2100

**Banbridge Branch**  
 18 Bridge Street  
 Banbridge BT32 3JS  
 028 4062 2226

**General Enquiries**  
[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
 07803626095



**28-28A Main Street  
 Ballynahinch  
 BT24 8DN**

**Offers In The  
 Region Of £250,000**

### 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.

- Business/Commercial Opportunity
- Development Potential
- Prime Location
- Includes Two Bed Accommodation
- Spacious Ground Floor
- Separate Store
- Allocated Parking
- Call Carrie to Arrange a viewing On 02897564400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

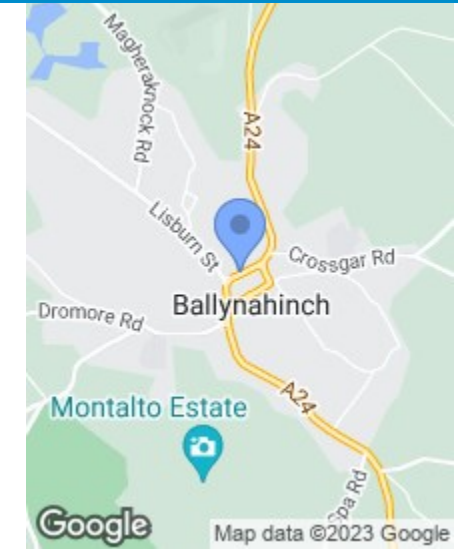
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		50	72





# 28-28A Main Street

Ballynahinch, BT24 8DN



## Directions

Travelling from Lisburn/Belfast at the Saintfield road roundabout, take the 1st exit onto Saintfield Rd/A49 follow the A49 straight onto main street, the property is located on the left hand side of the one way street.

Located within the busy town centre of Ballynahinch in a prime location with a strong flow of traffic allowing great visibility and accessibility.

With a thriving business currently existing this may be an opportunity for a new venture or a new space to maximise exposure for your existing business. The property also offers development potential (subject to planning).

The accommodation has been recently rewired and had the plumbing updated. Mains Gas available.

## Whats Included

The sale is to include, The shop with extensive prep area, store, two bed apartment with allocated parking and access to the rear of the property. See Floorplan for more detail on layout.

## Contact

Call Carrie in our Ballynahinch office today on 028 9756 4400 and schedule a private viewing of the property

## Financial Advice

If you require financial advice to buy this property, we are more than happy to recommend Laura McClean from Ritchie & McClean Mortgage Solutions. Laura can be contacted on 07731435310

