

# FOR SALE

## PROMINENT SHOP, WORKSHOP AND YARD WITH POTENTIAL FOR DEVELOPMENT

99 MONEYREAGH ROAD, MONEYREAGH

Campbell  
Cairns  
Commercial

**028 9024 9024**



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## LOCATION

Moneyreagh is a small village in Co. Down situated approx.. 7.2 miles south east of Belfast, 4 miles west of Carryduff and 3 miles north west of Ballygowan.

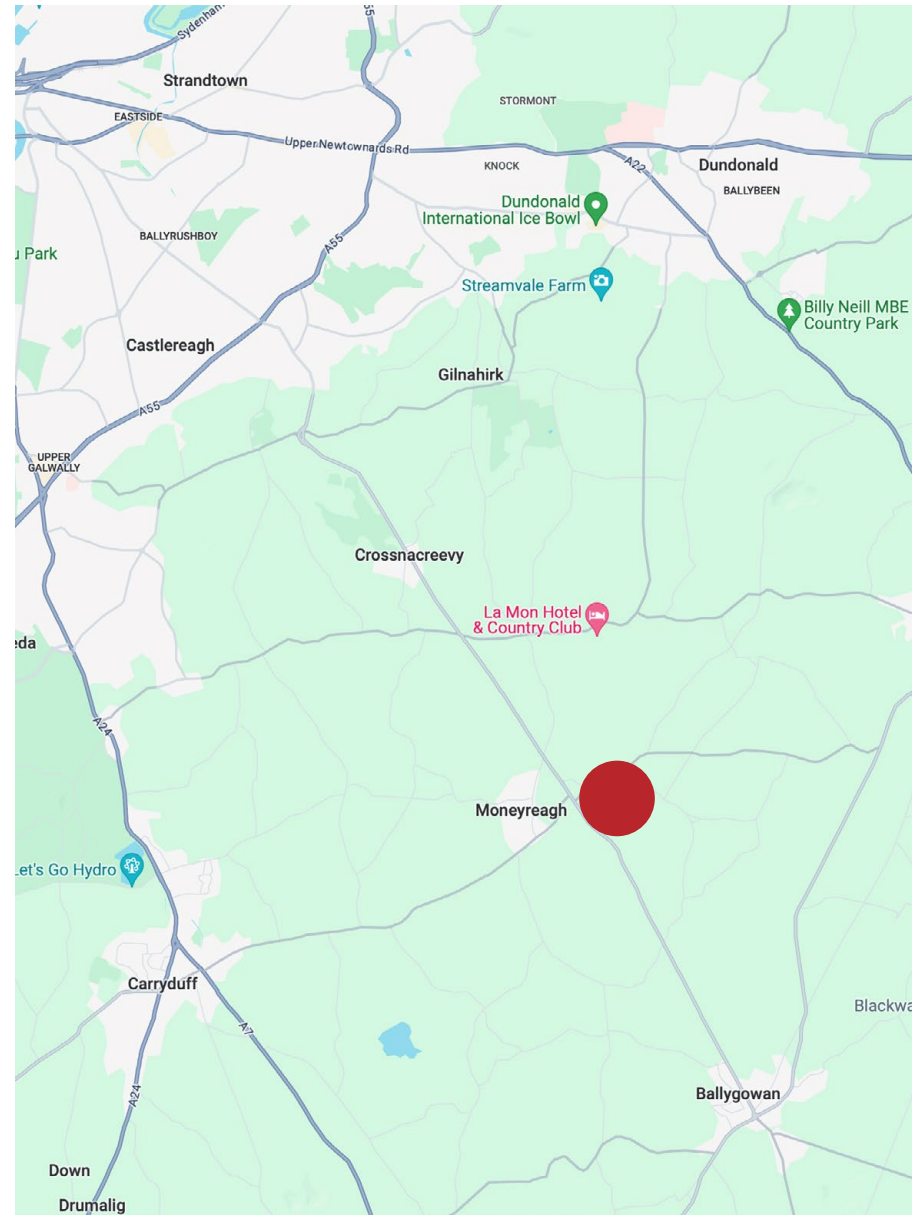
The subject property is located at the crossroads between Hillsborough Road and Moneyreagh Road, situated on a highly prominent corner site.

The site benefits from a high flow of passing vehicular traffic to and from Belfast, Ballygowan, Comber and Castlereagh.

## DESCRIPTION

The subject lot comprises one retail unit with off road car parking and 3 phase electricity and a showroom/warehouse unit with a large hardcore yard to the front.

**Available with vacant possession.**



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## ACCOMMODATION

The following approximate areas have been calculated:

Description	Sq Ft	Sq M
Retail Unit	2,221	206.33
Warehouse	1,917	178.09

Site Area 0.53 acres 0.2144 hectares

## SALES DETAILS

Price: £250,000.  
Title: Freehold.

## NAV

We have been advised by Land & Property Services of the below :

Description	NAV	Payable
Shop	£7,650	£4025.02
Showroom/Warehouse	£5,850	£3077.95

## VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

## VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).





For viewing appointments please contact:

**Ronan Campbell**  
07803 722898  
ronan@campbellcairns.com

**Emily Law**  
07703 809256  
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[campbellcairns.com](http://campbellcairns.com)

## EPC



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**Customer Due Diligence** - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Campbell Cairns. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.