

Tim Martin
— .co.uk



12 The Square
Ballynahinch
BT24 8AE

£400 Per Month

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Telephone 028 91 878956

SUMMARY

This prominent ground floor unit is perfectly located fronting the square, in the bustling market of Ballynahinch. Set amongst a varied mix of new and well established businesses, the property extends to approximately 330 sqft or thereabouts, currently comprising of a reception area, treatment room, kitchen and wc/store. The property has been finished to a high standard throughout and will lend itself to multiple business uses.

Ballynahinch is set approximately 5 miles from Saintfield, 9 miles from Hillsborough, 11 miles from Lisburn and 15 miles from Belfast. With the market still taking place every Thursday, the property will enjoy fantastic footfall and passing trade.

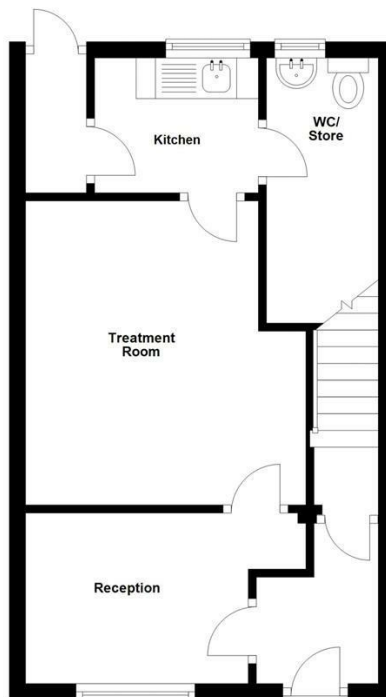
FEATURES

- Ground Floor Unit Fronting The Square
- Bustling Market Town Of Ballynahinch
- Suitable For Multiple Business Uses
- Good Size Main Office / Retail Unit
- With Separate Reception Area And Kitchen
- Convenient Commuting Distance To Belfast And Lisburn



Ground Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanUp.

12a The Square, Ballynahinch

Ground Floor

Entrance Hall

Tiled floor.

Reception

77 sqft
Wood laminate floor; ample power points; telephone connection point; display window; diffused fluorescent lighting; telephone entry system.

Main Office / Retail

124 sqft
Wood laminate floor; ample power points.

Kitchen

57 sqft
Recessed wash hand basin with taps and cupboards under; formica worktop; tiled floor; fluorescent lighting; access to rear.

WC / Store

57 sqft
Tiled floor; low flush wc; wall mounted wash hand basin; part tiled walls; built-in storage cupboard.

Outside

Store 1

Store 2

Garage

14'7 x 12'6 (4.45m x 3.81m)
(Available by separate negotiation)
Up and over door; light and power points.

Bitmac driveway to rear (access from Windmill Street)

Rent

£400 Per calendar Month plus rates

Viewing

By Appointment With The Agent

Total Nav

Rates Payable

Rates Payable = £1944.79 per annum (approx)

Deposit

3 Months Rent

Lease

Available by way of a full repairing and insuring lease.

VAT






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

Note

Please note : All prospective tenants should make their own enquiries to confirm the NAV / Capital Value / Rates Payable.





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			
Northern Ireland		EU Directive 2002/91/EC	

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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