

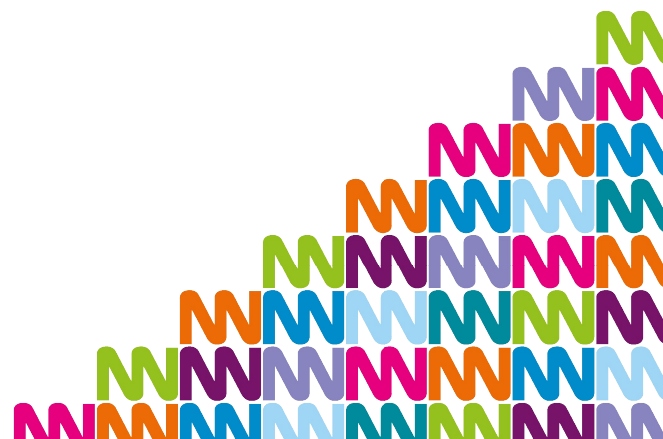


**1 Main Street**  
Newcastle  
BT33 0AD

**£15,000 Per Annum**

- Commercial Unit For Rent
- Prime Location In Newcastle
- High Levels of Footfall
- Flexible configuration for a large number of possibilities
- Approx 700sq ft internally
- Viewing Reccommended
- Close to Large Public Car Parks
- For More information contact Aoibheann on 07710308955
- Or email [downpatrick@quinnestateagents.com](mailto:downpatrick@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			





We are most pleased to welcome to our commercial rental market this shop unit on Main Street, Newcastle. Located in one of the most prominent positions in Newcastle, this rental unit would be sure to reap the benefits of heavy footfall. The gross internal area of the property is circa 700sqf. Previously used for hot food, however with the integral configuration, it is open to many possibilities.

For more information contact Aoibheann in our Downpatrick branch on 07710308955 or email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Aoibheann Dagens**

[auibheann@quinnestateagents.com](mailto:auibheann@quinnestateagents.com)  
07710308955

#### Ground Floor



#### 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)

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)

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.