



Instinctive
Excellence
in Property.

For Sale

Former Bank Premises
1,801 sq ft (167.38 sq m)

32 Main Street
Saintfield
Co. Down
BT24 7AB

OFFICE



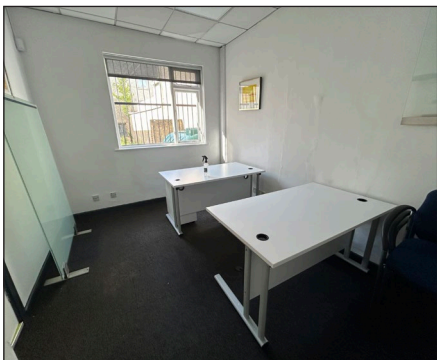
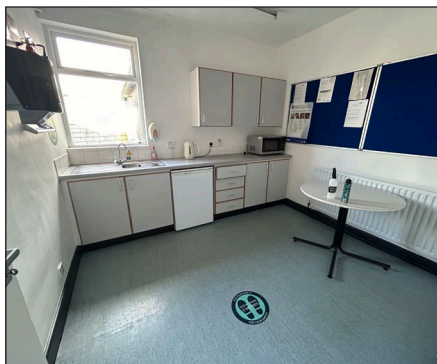
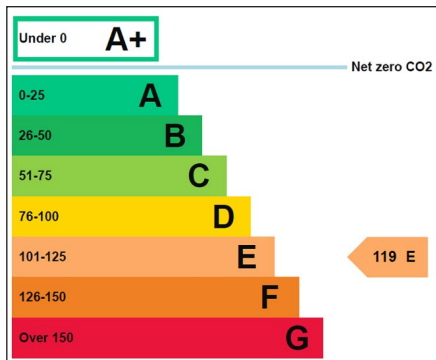
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EPC



Location

The village of Saintfield is located c.17 km south of Belfast and c. 10.5 miles north of Downpatrick. The subject property is situated on a prominent corner site at the junction with Comber Street. It benefits from on-street car parking as well as a large public car park to the rear of the premises.

Neighbouring occupiers include Massey's Butchers, Jackson's of Saintfield, Winemark and Millbank Farm Shop.

Description

The subject property is a traditional two-storey building of brick construction in a prominent position on Main Street. The ground floor features a Banking Hall, with office accommodation and ancillary staff facilities on the first floor.

Additionally, the property includes a paved rear yard and an outbuilding, accessible from both the side and rear. The property may also be suitable for re purposing, subject to planning and the necessary statutory consents.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description		Sq Ft	Sq M
Ground Floor	Banking Hall	682	63.36
	Manager's Office	107	9.94
	Strong Room	72	6.69
		862	79.99
First Floor	Work Space	379	35.23
	Private Office	140	13.00
	Staff Room	96	8.92
	Book Room	713	6.60
		686	63.75
Outside	Garage	254	23.64
		254	23.64
Total NIA		1,801	167.38

Guide Price

We have been instructed to seek offers in the region of £120,000 exclusive.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£9,450
Rate in the £ for 2024/2025:	£0.580534
Estimated rates payable:	£5,486.05

Title

We understand the property is held by way of a Fee Farm Grant. Further information is available from our clients solicitors:

Johnsons Solicitors, 50/56 Wellington Place, Belfast, BT1 6GF

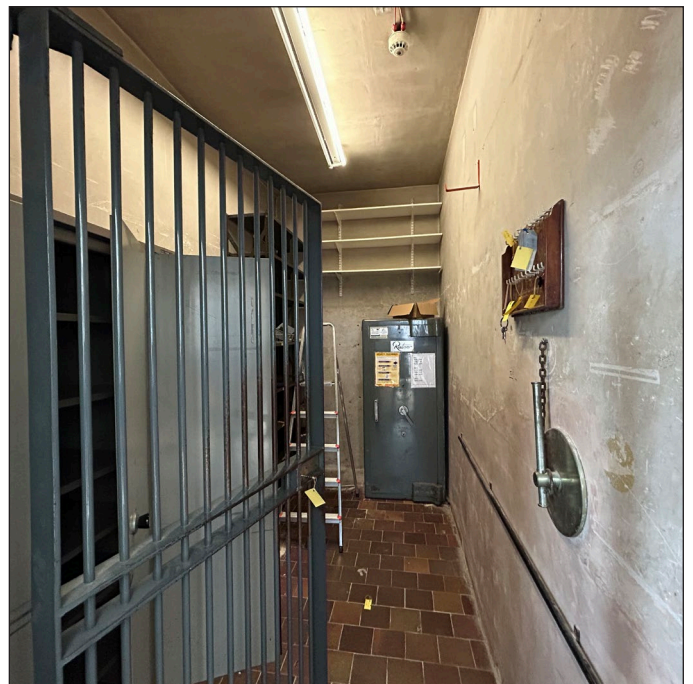
Contact:	David Holley
Telephone:	028 9024 0183
Email:	david.holley@johnsonslaw.co.uk

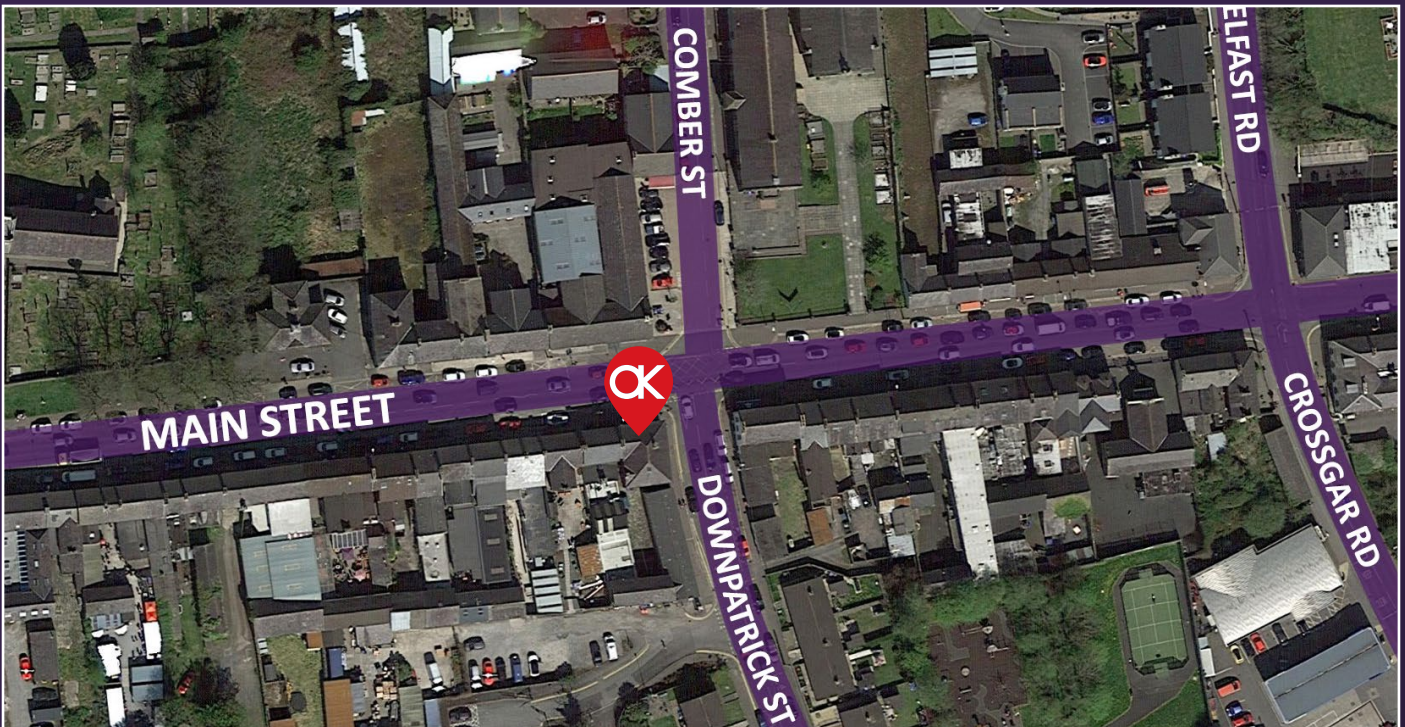
VAT

We understand the property is not elected for VAT. Solicitors to confirm.

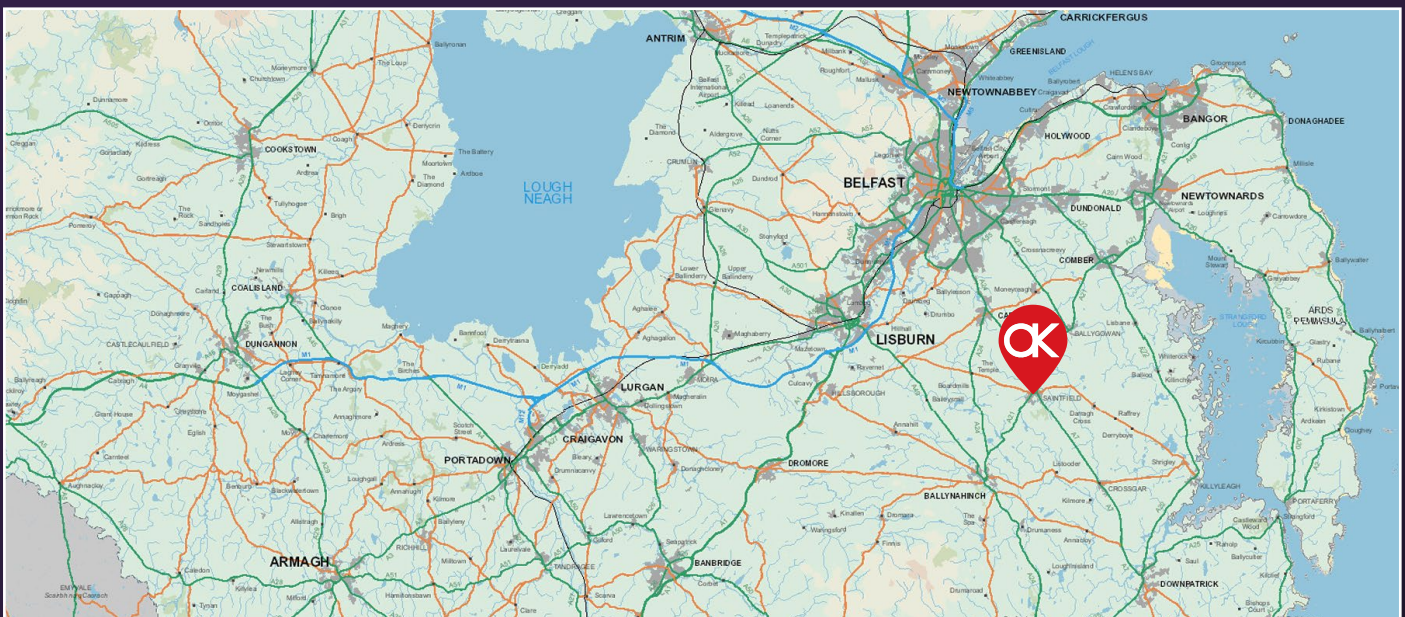
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.