



## 7 HIGH STREET, BALLYNAHINCH, BT24 8AB

We are pleased to offer for sale this well presented commercial property in the centre of the busy town of Ballynahinch. The end terrace property was formally a fast food takeaway business and would lend itself to this sort of business again. The property comprises a main shop front with good window space and space for a kitchen, to the rear is a preparation room with cold store and a w.c. On the first floor are three rooms and a bathroom which could easily be turned into living accommodation. To the rear there is a large outbuilding and off street parking. Rarely do commercial properties come for sale in the town, especially one in such a good location and in such good order. Early viewing is advised.

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	

OFFERS AROUND £89,950

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### Key Features

- Commercial premises for sale
- Well presented
- Off street parking to the rear
- Two bedrooms
- Downstairs W.c
- Former food take away
- Outhouse
- Possible apartment upstairs
- Bathroom
- Great location





### **Main shop front**

33'10 x 10'10

### **Rear work area**

11'1 x 9'3

### **Cool store**

6'3 x 4'9

### **W.c**

5'6 x 3'7

low flush WC and pedestal wash  
hand basin

### **Upstairs**

### **Room one**

9'2 x 11'1

### **Room two**

7'8 x 6'1

### **Bathroom**

7'8 x 6'1

### **Attic Room**

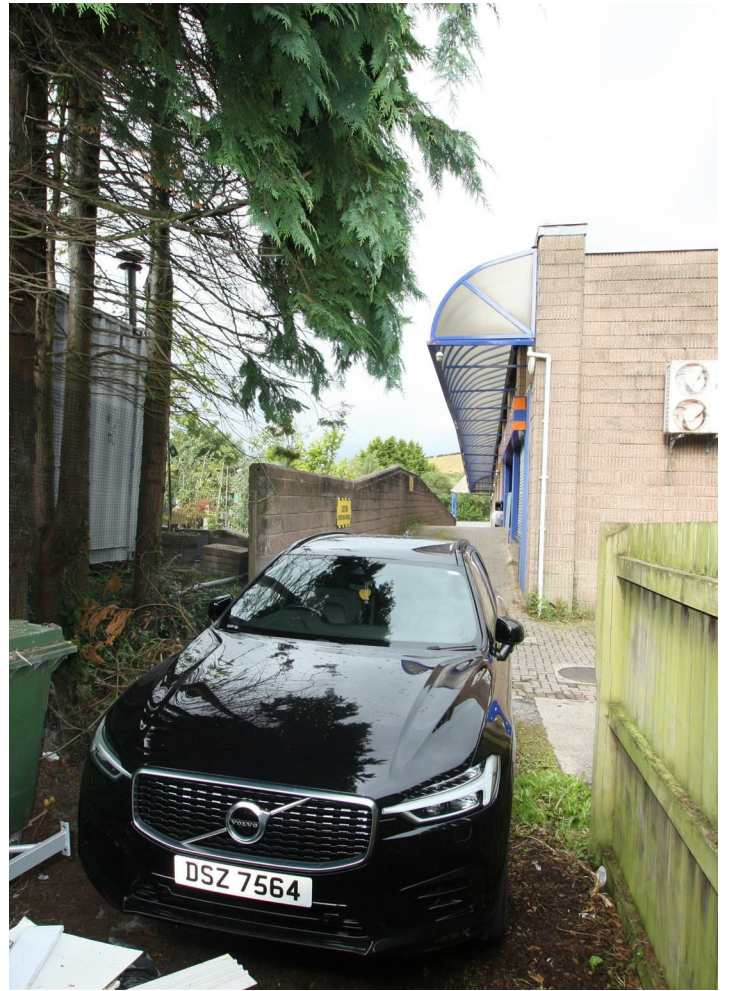
### **Outside store**

12'6 x 12'6

### **Off street parking**

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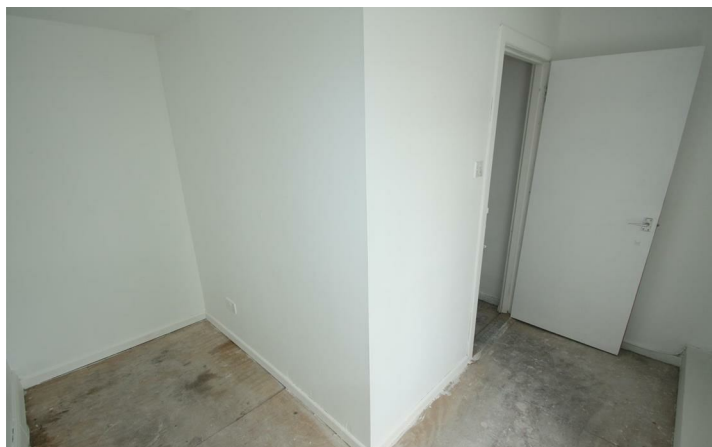








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Margaret on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18123335**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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