



**16 High Street**  
**Ballynahinch**  
**BT24 8AB**

**£16,000 Per Annum**

- Prominent Commercial Unit
- Flexible Lease Terms
- Rent Not Subject to VAT
- Available Now
- E7 Heating, but Gas Available
- Excellent Display Advertising

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



Nestled in the heart of High Street, Ballynahinch, this commercial unit offers a prime location on the corner of High Street & The Square. Situated on a corner site, this property boasts excellent visibility and foot traffic, ideal for attracting customers. The flexible lease terms provide you with the freedom to tailor the agreement to suit your needs.

Whether you're looking to start a new business or expand an existing one, this property offers a fantastic opportunity to establish yourself in a bustling area. Don't miss out on the chance to make your mark in this vibrant community.

### Lease Details

#### VAT

#### Rates

#### Contact

For more information or to arrange a private viewing, please contact Carrie in our Ballynahinch branch on 02897564400 or by emailing [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



For any enquiry relating to this property, please contact

#### Background User

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

#### Location



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.

**QUINN**  
Estate Agents

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