

For Sale

Prominent Commercial Property
1A Main Street, Ballynahinch, BT24 8AP



For Sale

1A Main Street, Ballynahinch, BT24 8AP



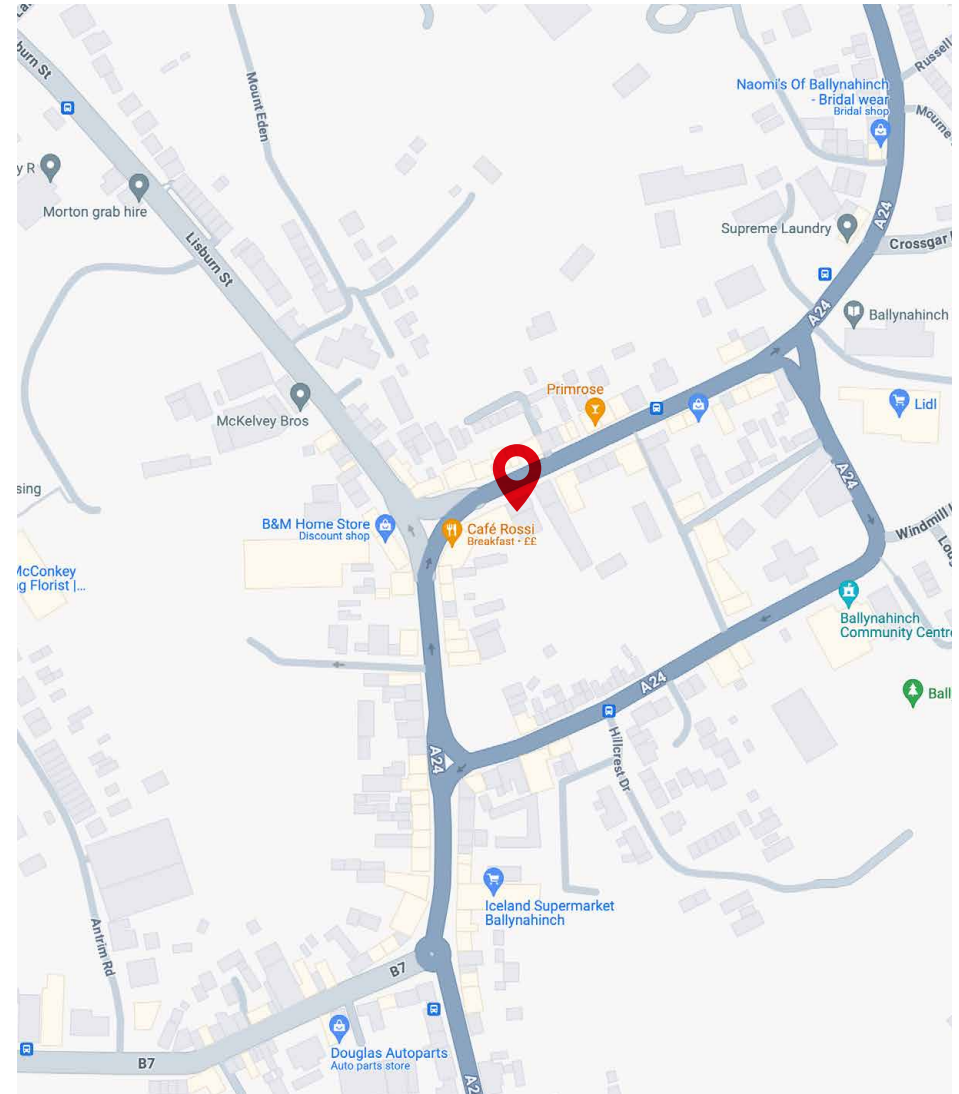
Property Highlights

- Former bank premises arranged over ground and first floors.
- Extending to approximately 2,884 Sq Ft (267.98 Sq M).
- Suitable for a variety of uses or redevelopment, subject to planning permission.

Location

Ballynahinch is a bustling market and commuter town in Co. Down within the Newry, Mourne and Down District Council area with a population of circa 6,000 people (2021 Census) and is conveniently located on the A24 approximately 15 miles south of Belfast City Centre.

The subject property occupies a highly prominent town centre location on Main Street at its junction with High Street and Lisburn Street benefitting from high volumes of pedestrian and vehicular traffic. Neighbouring occupiers include Savers, Poundland, Ulster Property Sales, B&M, NFU Mutual, Ballynahinch Credit Union and Stewart & Gibson.



For Sale

1A Main Street, Ballynahinch, BT24 8AP



Description

End terrace former bank premises of a traditional construction with on street car parking to the front.

Two storey building to the front and single storey to the rear beneath pitched and flat roofs.

Painted smooth rendered and tile cladded façade comprising aluminium framed double glazed windows with the rear of the property finished in facing brick.

The ground floor, which has DDA compliant access, is configured to provide a banking hall, open plan office, several private offices together with storage accommodation and two vaults. Towards the rear of the ground floor there is a fire escape that opens onto third party lands which the subject property has Rights over.

The first floor comprises offices, stores, kitchen and WC facilities.

Internal fitout includes:

- Plastered/painted, papered and tiled walls.
- Plastered/painted and suspended ceilings.
- Range of recessed and surface mounted ceiling and wall lighting.
- Carpet and vinyl floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning and electric wall mounted radiators.



For Sale

1A Main Street, Ballynahinch, BT24 8AP



Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	2,283	212.11
First Floor	601	55.87
Total	2,884	267.98

Title

We understand that the property is held Freehold.

Non Domestic Rates

We have been advised by Land & Property Services that the Net Annual Value for the property is £21,300 resulting in rates payable for 2024/25 of approximately £12,365 (excluding any reliefs that may be applicable).

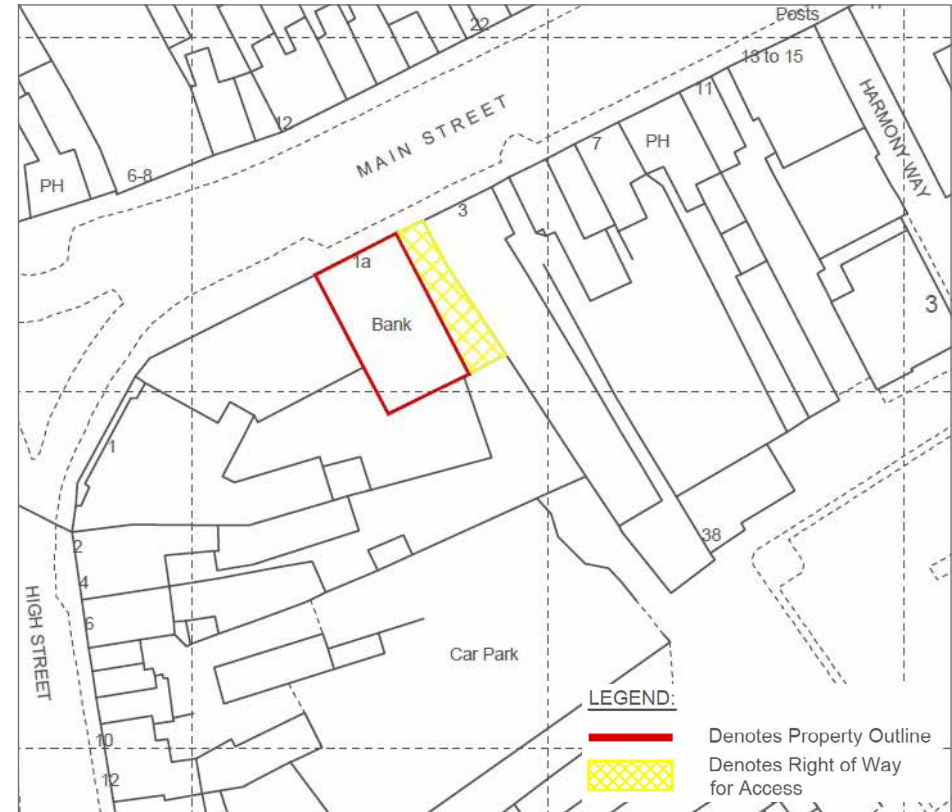
All prospective purchasers should make their own enquiries with LPS.

Price

Offers in excess of £190,000 exclusive, subject to contract.

VAT

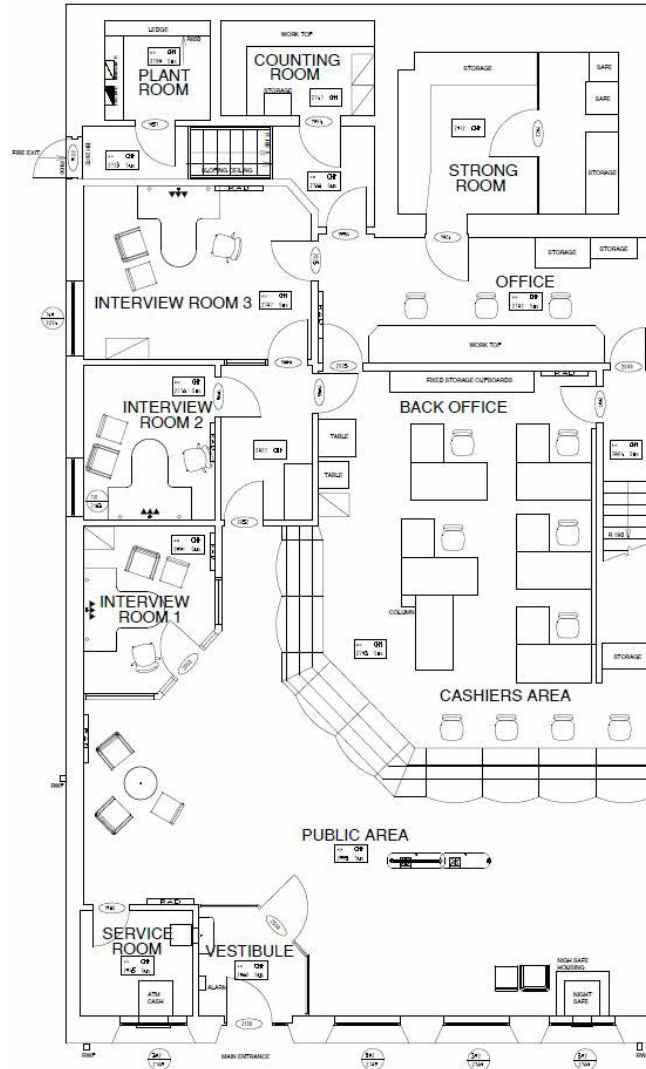
We are advised that the property is not elected for VAT.



Map of Property

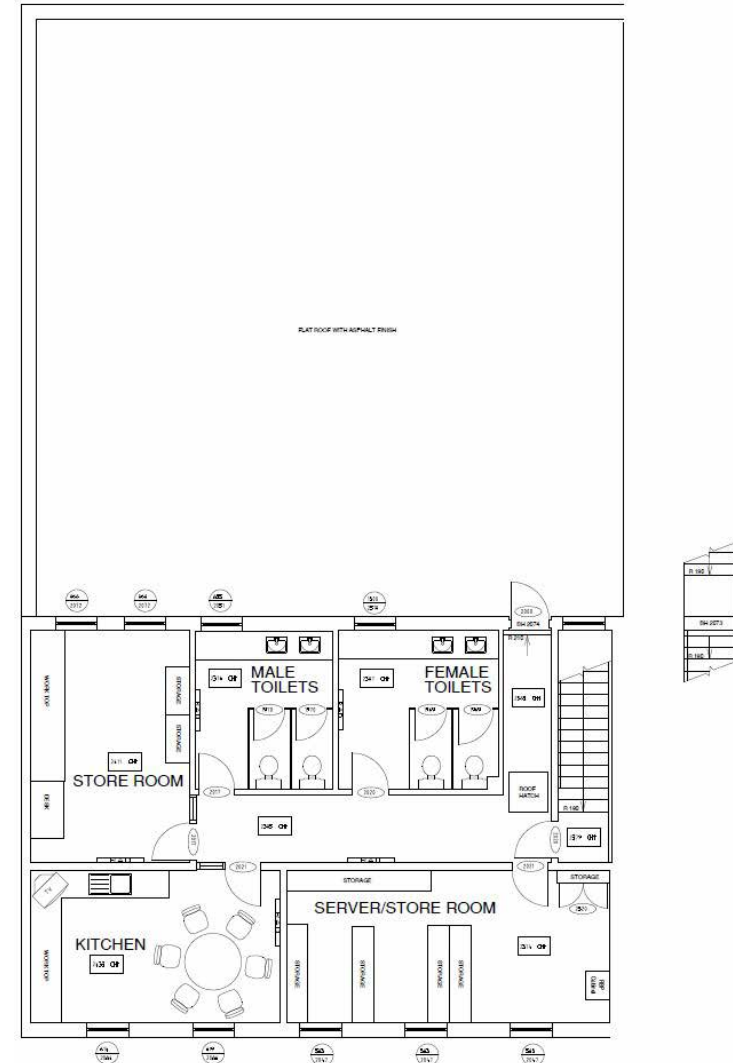
Not To Scale. For indicative purposes only.

For Sale
1A Main Street, Ballynahinch, BT24 8AP



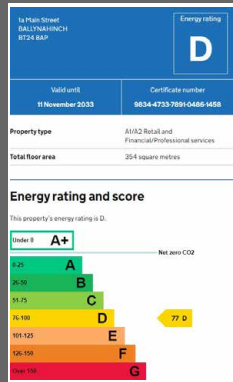
Ground Floor Layout

Floor Plans Not To Scale. For indicative purposes only.



First Floor Layout

EPC



McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:

James Russell

028 9023 3455

james.russell@cushwake-ni.com

Martin McKibbin

028 9023 3455

martin.mckibbin@cushwake-ni.com

Pierce Mulrone

028 9023 3455

pierce.mulrone@cushwake-ni.com



**CUSHMAN &
WAKEFIELD**



Disclaimer

"McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (ii) no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iii) rents quoted in these particulars may be subject to VAT in addition;
- (iv) McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukksi/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 McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.