

**Tim Martin**  
.co.uk



**1 Ballyriver Walk  
Ballynahinch  
BT24 8FJ**

**To Let  
£4,500 Per Annum**

**www.timmartin.co.uk  
Telephone 028 91 878956**

## SUMMARY

A well positioned ground floor unit, situated in the heart of Ballynahinch village, amongst a mix of new and well established businesses, enjoying fantastic football and passing trade.

The unit extends to approximately 313 sqft (30.9 sqm) or thereabouts and comprises of a main retail/office area and WC facilities. The unit enjoys a roller shutter to the front for added security.

The property has been finished to a high standard throughout and will lend itself to multiple business uses subject to planning and landlords approval.

Ballynahinch is set approximately 5 miles from Saintfield, 9 miles from Hillsborough, 11 miles from Lisburn and 15 miles from Belfast, making this the ideal location for many.

- **Well Positioned Ground Floor Unit**
- **Extending To Approximately 313 Sqft (30.9 sqm) Or Thereabouts**
- **Comprising Of A Main Retail/Office Area With WC Facilities**
- **Suitable For Multiple Business Uses Subject To Planning And Landlords Approval**
- **Situated In The Heart Of Ballynahinch Village Amongst New And Well Established Businesses**
- **Within A Convenient Commute To Lisburn, Saintfield, Hillsborough And Belfast**

### **Ground Floor Unit**

313 sqft

Display window; PVC composite entrance door; power points; telephone connection point; diffused fluorescent lighting.

### **WC**

20 sqft

White suite comprising, close coupled wc; wall mounted wash hand basin with mono mixer tap; 'Redring' hot water tank; extractor fan.

### **Total Area**

333 sqft (30.9 sqm) approximately

### **Rent**

£4,500 per annum (exclusive)

### **Total NAV**

£3100.00

### **Rates Payable**

£1799.66 per annum

### **Lease**

By Negotiation - On An Internal Repairing And Insuring Lease

### **Term**

By Negotiation

### **Deposit**

Totalling 1 Months Rent As Deposit & 1 Months Rent Upfront

### **VAT**

All prices, outgoings etc. are exclusive of but may be subject to VAT

### **Use**

Subject To Planning And Landlord's Approval

### **Note**

All prospective tenants, should make their own enquiries to confirm the NAV/Rates Payable.