# Tim Martin



1 Ballyriver Walk Ballynahinch BT24 8FJ

£350 Per Month

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# Summary

A well positioned ground floor unit, situated in the heart of Balllynahinch 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.

## **Features**

- 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 saft

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). Rent per month = £375

### **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

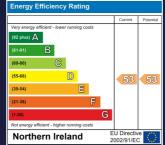
All prospective tenants, should make their own enquiries to confirm the NAV/Rates Payable.











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