



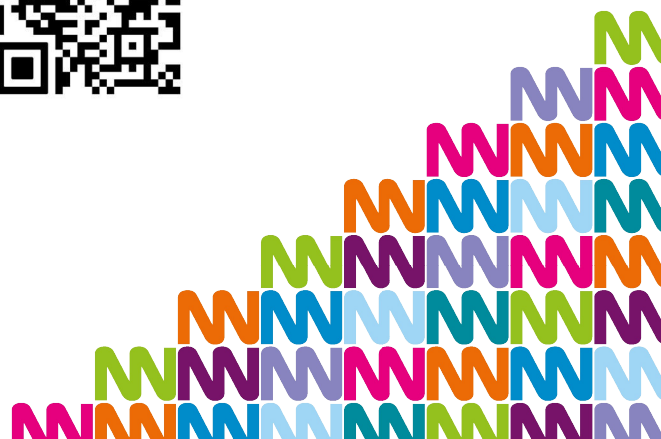
**Rear of 21 Antrim Road**  
Ballynahinch  
BT24 8AN

**Asking Price**  
**£59,950**

- Long Established Commercial Yard & Offices
- Fantastic Central Location
- Potential Further Development Opportunities;
- Subject to Planning & Other Statutory Approvals
- Oil Fired Central Heating
- CCTV Installed
- Fully Fenced and Gated
- Additional Land Available (Additional Cost)



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			





Situated at the rear of 21 Antrim Road, Ballynahinch this commercial yard offers a unique opportunity for those seeking a prime location for their business. There is currently on-site existing pre-fabricated offices, WC facilities and Oil Fired Central Heating. Further development may be possible subject to planning consent.

Whether you are looking to set up a new office, a creative studio, this property offers the flexibility to cater to your specific needs. The location itself is ideal, being in close proximity to amenities and transport links, ensuring convenience for both employees and clients alike, but yet outside of the town center and therefore avoiding premium rates payments.

### Commercial Yard

The current occupant has been based on this site for over 25 years and in this time they have installed portable cabins to form user friendly office space with WC and staff kitchen area. In addition there is ample secure parking for vans and cars.

### VAT

The purchase may be subject to VAT

### Additional Land

There is additional land adjacent to the current site which may also be available to purchase if a buyer required more space.

### Contact

For more information on this listing please contact Carrie or Jonathan at our Ballynahinch office.



For any enquiry relating to this property, please contact

**Jonathan Quinn**

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### General Enquiries

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Estate Agents

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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.