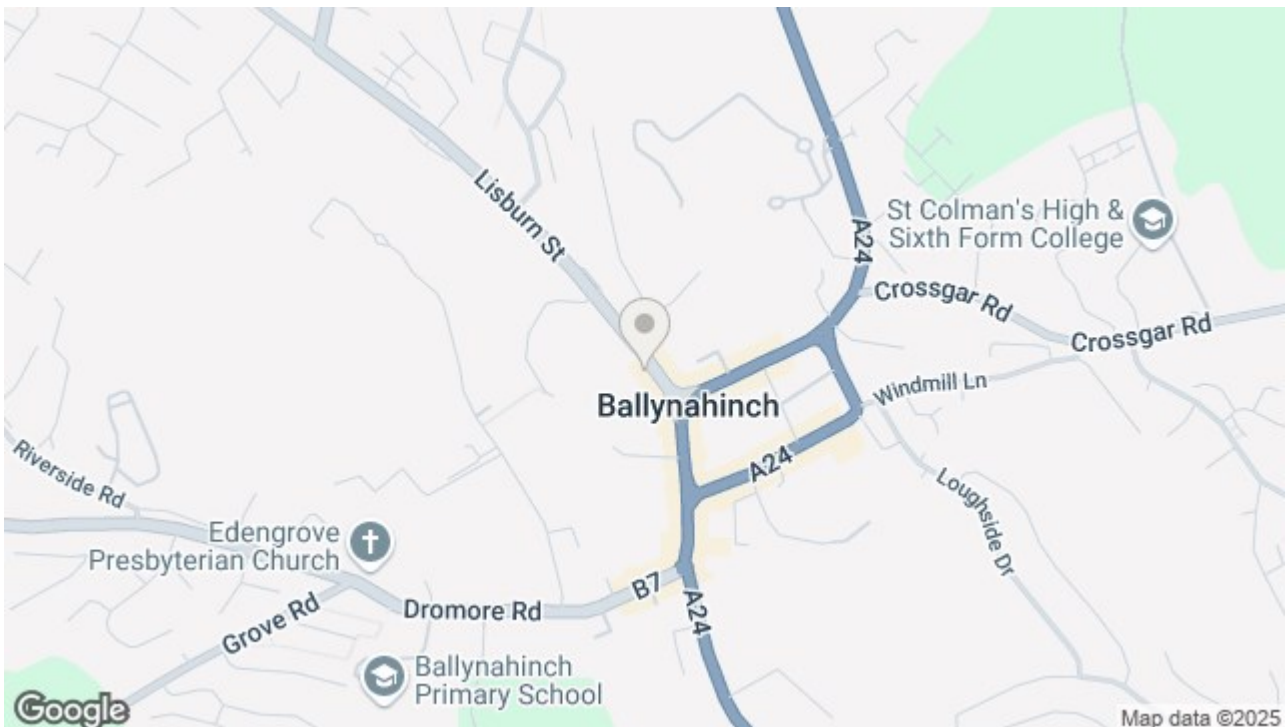




30 AND 30A LISBURN STREET, BALLYNAHINCH, BT24 8BD



OFFERS AROUND £139,950

We are pleased to offer for sale this well presented commercial property and flat in the busy town of Ballynahinch. The terrace property is currently used as a hairdressing business with a residential one bedroom flat above. The property comprises a main shop front with good window space, to the rear is a potential office space and a w.c. On the first floor there is a one bedroom flat, with living/dining area, shower room and w.c. To the rear there is a large area suitable for off street parking. Rarely do commercial properties come for sale in the town, especially one in such a good location and in such good order. Early viewing is advised.



At a glance:

- Commercial premises
- Good high street location
- Hairdressers £400 a month
- One bedroom
- Basement
- Residential flat above
- Both rented out
- Off street staff Parking to rear
- Upstairs and downstairs w.c.
- Office space downstairs

Shop Front

40'7" x 12'8"

Window to front, access directly from street through wooden glazed front door to bright, open shop area.

Rear Office

8'10" x 12'8"

Space for office. Includes sink.

Hallway

10'7" x 3'10"

WC

7'6" x 3'3"

Consisting of w.c and wash hand basin.

Stairwell

10'7" x 8'6"

Window to rear, stairs, two doors.

Kitchen/ Living/ Dining Room

22'1" x 13'11"

Two windows to front. Open plan kitchen comprising a range of high and low level units, integrated oven and hob, space for washer and dryer. Tiled kitchen flooring, carpeted dining/ living room floor.

Hallway

30'3" x 3'9"

Bedroom 1

7'7" x 9'11"

Door to:

Shower Room

8'0" x 6'9"

Shower cubicle, wash hand basin. Tiled flooring

WC

6'7" x 4'3"

Window to rear. Consisting of w.c and wash hand basin.

Tiled flooring

Hotpress

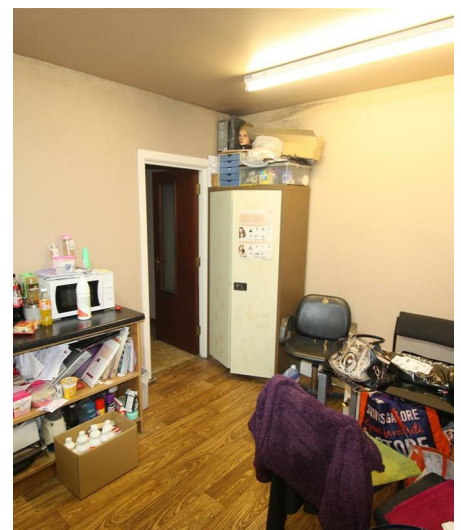
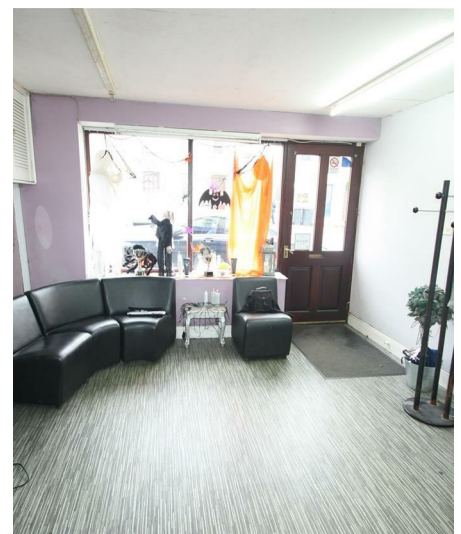
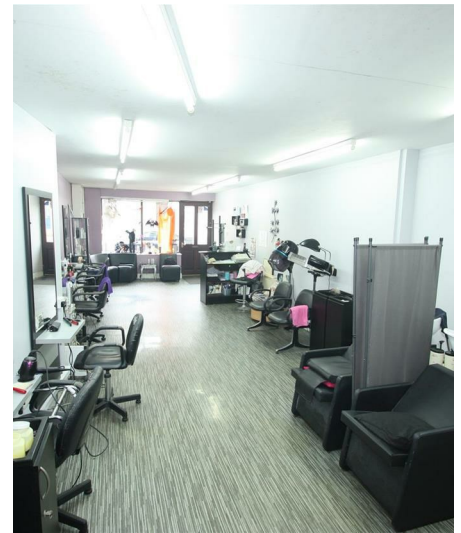
2'10" x 2'10"

Store

4'2" x 2'10"

Outside

To the rear is off street parking and a large garden with possible further development potential.
















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		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

RENTAL DIVISION
028 9070 1000



Petrie Enterprises Ltd; Trading under licence as Ulster Property Sales (Ballymena) Gareth Dallas
©Ulster Property Sales is a Registered Trademark