



FOR SALE / TO LET



Former Restaurant

1 Dromore Street
Ballynahinch
BT24 8AG

- Accommodation extends to c. 1,294 sq.ft (120.24 sq.m)
- Highly accessible Town centre location
- Suitable for various uses STPP
- Grade B1 listed building

LOCATION

The subject property occupies a prominent location on Dromore Street within Ballynahinch Town Centre, close to many well established local businesses.

The immediate area is characterised by a vibrant mix of uses to include commercial, retail and residential located in the vicinity.

DESCRIPTION

Dating back to 1914 this Grade B1 listed mid terrace unit was most recently trading as Coulter's restaurant and is well fitted to include timber-frame shop front, part tiled / part wooden laminate flooring, part plastered painted / part tiled walls, plaster painted ceiling and air conditioning.

The kitchen area benefits from suspended ceiling and upvc wall panels.

W.C facilities are contained within.

ACCOMMODATION

The unit extends to c.1,294 sq.ft

TITLE

Assumed freehold or long leasehold.

ASKING PRICE

Seeking offers around £110,000

LEASE DETAILS

Rent: £10,000 per annum.

Term: Subject to negotiation.

The space will be offered on Full Repairing and Insuring terms.



MANAGEMENT

Tenant is responsible for the landlord's agents management fee of 6% annual rent plus VAT.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium. Tenant contribution payable in 2023/24 £1,509

RATES

NAV: £4,650 (Source: LPS on-line database)

Rate in £ for 2023/24 : 0.580534

Rates payable 2023/24 (approx) : £2,699.48

We understand the property may be eligible for Small Business Rates Relief of 25%

(Note: prospective Tenants are advised to make their own enquiries in relation to Rates).

VAT

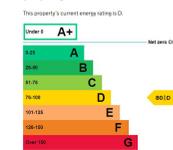
All prices and outgoings stated are exclusive of VAT, which may be chargeable.

EPC

The property has an energy rating of D80.

Full Certificates can be made available upon request.

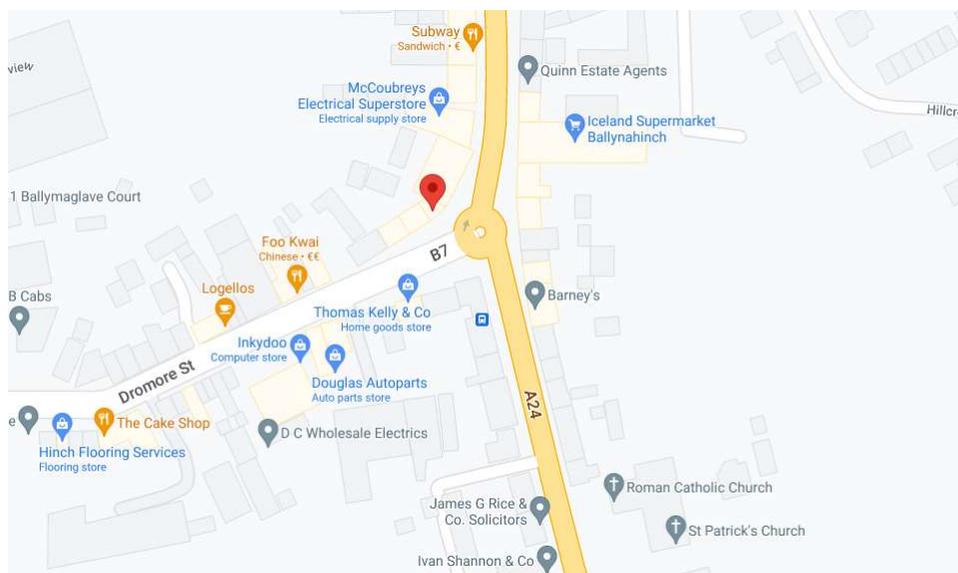
Energy efficiency rating for this property



Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



LOCATION



VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 JLL Alliance Partner

Contact: Greg Henry / Ross Molloy

Tel: 028 90 205 900

Email: greg.henry@mcconnellproperty.com /
ross.molloy@mcconnellproperty.com

Montgomery House
29-31 Montgomery Street
BT1 4NX

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/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 McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.