

Tim Martin
.co.uk



19 Belfast Road
Ballygowan
BT23 6HX

£6,000 Per Annum

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SUMMARY

A well-positioned ground floor retail unit ideally located in the heart of Ballygowan village amongst a varied mix of new and well established businesses.

The property extends to approximately 392 sqft (36.4sqm) and provides superb accommodation throughout to include a spacious front retail area with good shop frontage, separate office and rear store and kitchen with and wc facilities.

With excellent passing trade and footfall and ease of access to Saintfield, Newtownards, Lisburn and Belfast, this is the ideal location for an array of prospective businesses.

FEATURES

Ground Floor

200 sqft

Glazed Pvc entrance door; excellent shop frontage and display window; wood laminate floor; ample power points; telephone connection point.

Kitchen

17 sqft

Single drainer stainless steel sink unit with mixer tap; wood laminate cupboards; wood laminate worktops; wood laminate floor.

Rear Office

100 sqft

Wood laminate floor; ample power points.

Rear Store

60 sqft

WC 15 sqft

Wall mounted wash hand basin and tiled splashback; extractor fan.

Total Approximate Area

392 sqft (36.4 sqm)

Rent

£6000.00 per annum + Rates

Total NAV

£3550.00

£2018.77 (2024/25)

Rates Payable

Please note all prospective tenants should make their own enquiries to confirm the NAV/rates payable.

Term

By Negotiation

Deposit

3 months rent

Repairs

Full Repairing and Insuring Lease

V.A.T

All prices, outgoings etc are exclusive of but maybe subject to V.A.T

Viewing

By Appointment With The Agent



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			

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24
7AA
T 028 97 568300

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