

Tim Martin
.co.uk



1 Tullynakill Road
Ballydrain, Comber
BT23 6EJ

Offers Around
£150,000

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SUMMARY

An excellent opportunity to acquire this detached commercial property, ideally located just off the Ballydrain Road and within close proximity to the villages of Comber and Lisbane.

The Old School House was previously used by Ballydrain Harriers and Athletic Club dating back to circa 1932 and occupies a beautiful site in a most sought after location. More recently, the property has undergone a complete transformation and boasts beautifully appointed accommodation, extending to approximately 800 sqft which is suitable for a wide range of uses (subject to planning). Internally, the property enjoys a welcoming reception hall, large studio, separate office and kitchen and WC facilities.

Planning permission has been granted under application LA06/2021/0264/F dated 16 April 2021 for a period of 5 years, for a single storey side extension. The property is fitted with gas fired central heating and PVC double glazing, whilst outside, a tarmac area provides excellent off street parking.

Newtownards, Dundonald and Belfast are easily accessible from this beautiful rural location.

FEATURES

- Detached Commercial Property Situated Just Off The Ballydrain Road In This Pleasing Rural Location
- Extending To Approximately 800 Sqft Or Thereabouts
- Spacious Studio Area With Separate Office
- Modern Fitted Kitchen And WC Facilities
- Planning Permission Granted For A Single Storey Side Extension - LA06/2021/0264/F
- Ample Off Street Parking
- Suitable For A Wide Range Of Uses (STPP) - Currently Being Used As An Art Studio
- Close To Comber And Lisbane Villages And Within A Convenient Commute To Newtownards And Belfast

Entrance

94 sqft

Glazed composite Pvc door; tiled floor; wiring for wall lights.

WC

27 sqft

Modern white suite comprising wc with concealed cistern; wall mounted wash hand basin with mixer tap; part tiled walls; tiled floor; towel radiator; extractor fan.

Kitchen

54 sqft

Good range of modern wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with swan neck mixer tap; integrated fridge; laminate worktops with matching splashback; tiled floor; diffused fluorescent lighting; Viessmann gas fired boiler.

Studio

426 sqft

Wood laminate floor; diffused fluorescent lighting; wiring for wall lights; single drainer stainless steel sink unit with hot and cold taps; tiled splashback; Upvc door to rear.

Office / Print Room

197 (60.05m)

197 sqft

Wood laminate floor; diffused fluorescent lighting.

Outside

Tarmac parking area.

Total NAV

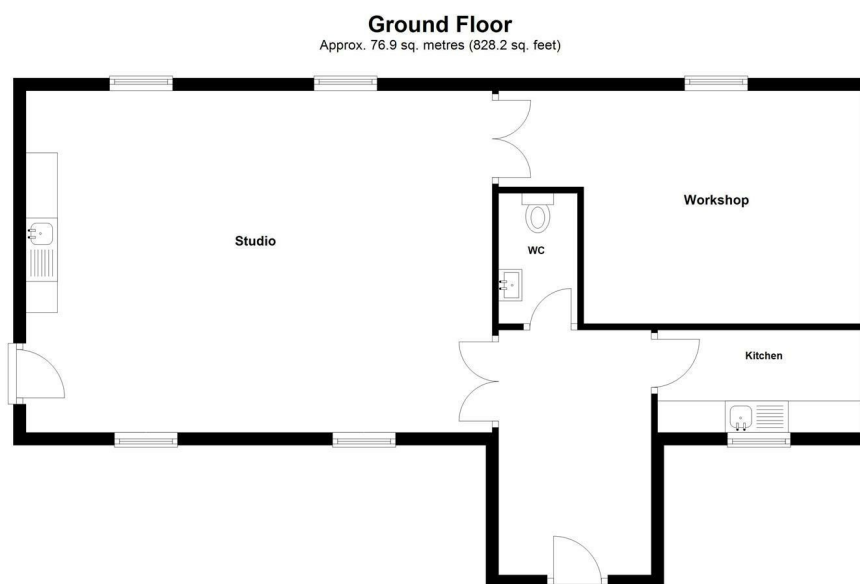
£2900.00

Rates Payable

£1649.13 per annum

Tenure

Freehold



Total area: approx. 76.9 sq. metres (828.2 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

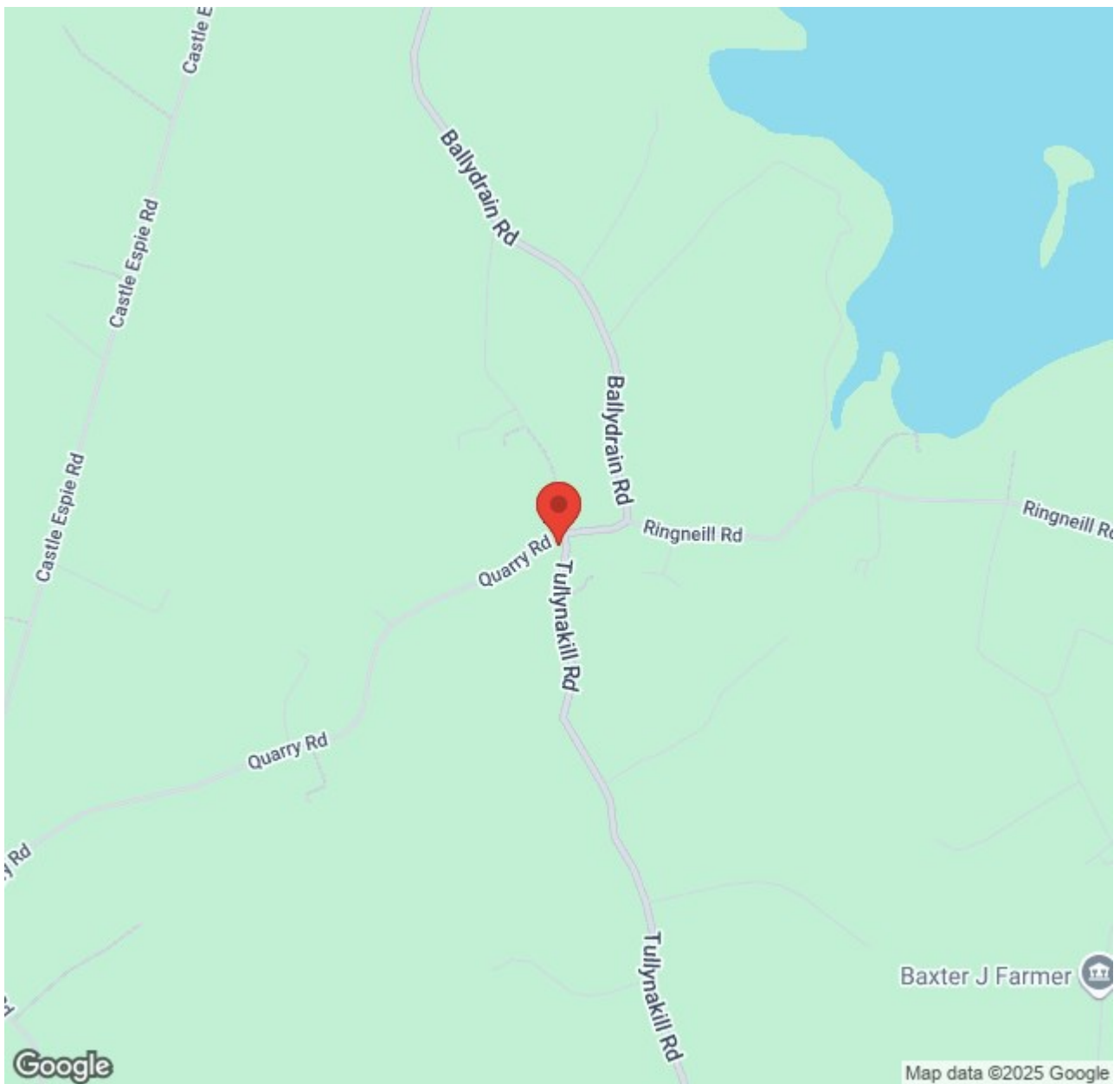
The Old Schoolhouse, Killinchy











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			

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T 028 97 568300

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