



**418 Upper Ballynahinch  
Road  
Hillsborough BT26 6NR**

**Offers In Region Of  
£149,500**

- Excellent Investment Opportunity
- Currently Let To A Car Body Repair Company
- Can Be Purchased with Vacant Possession
- Alternative Uses Possible (Subject to Planning)
- Excellent Location
- No VAT Payable on Purchase Price
- Excellent Location
- Viewing Strictly By Appointment
- Contact: Lindsey Torney (Ballynahinch Branch)
- [lindsey@quinnestateagents.com](mailto:lindsey@quinnestateagents.com)



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

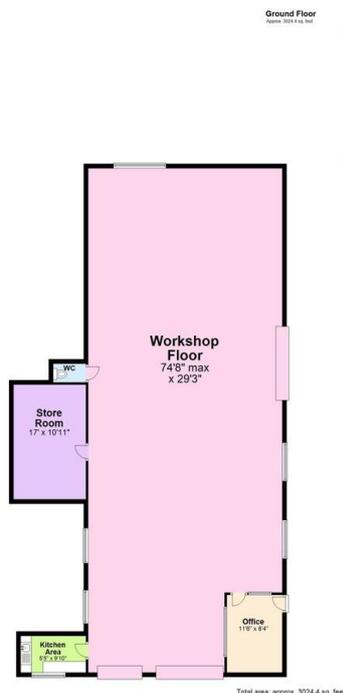
**Sales and lettings:**  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

**QUINN**  
Property Sales &  
Letting Specialists



An excellent opportunity to purchase a commercial property and yard in an extremely convenient location outside Annahilt and a short distance from Hillsborough and the A1 Dual Carriageway. The property is currently let to a car body repair company and can be purchased with the sitting tenant or with vacant possession.

For full details on this listing, please contact Lindsey Torney at our Ballynahinch branch on 02897564400.

## LOCATION

The property is located on the Upper Ballynahinch Road, which is a short distance from Annahilt. The Pheasant Restaurant is close by.

## VAT

We are advised that the building is not subject to VAT, however purchasers should investigate this with their legal advisors.

## RATES

TOTAL NAV (AS PER LPS WEBSITE)  
£4350.00

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment and can be arranged by contacting Lindsey Torney on 028 97564400 or by email to [lindsey@quinnestateagents.com](mailto:lindsey@quinnestateagents.com)



### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or Installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

### 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.