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Estate Agent of the Year
Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



'Campbell House'
31-33 Main Street & 2A-C Comber Street
Saintfield BT24 7AB

OFFERS
AROUND

£699,950

A superb opportunity to acquire this substantial commercial investment, occupying a prominent corner site in the heart of Saintfield's bustling village and with excellent frontage onto Main Street and Comber Street.

Campbell House currently comprises of 9 units, of which 6 are currently let to a varied mix of well established businesses including Winemark Off License, Beauty Salon, physiotherapy Clinic and Hairdressing Salon. The investment is currently producing a rental income of £49,660 per annum with the potential of increasing this to £84,160 per annum subject to the ground floor unit and the remaining first floor office suites being let. The spacious ground floor unit was formerly occupied by Mace, however, full planning permission has been granted under application R/2014/0201/F for a change of use to a restaurant/bakery, if required.

Saintfield village is becoming an increasingly popular area to reside with many more new residential developments underway in the village. The town itself enjoys a welcoming atmosphere and excellent community spirit, not to mention the choice of local boutiques, coffee shops and eateries for all to enjoy. Downpatrick and Ballynahinch are within convenient commuting distance as too are Belfast, Lisburn and the M1 motorway network.

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ACCOMMODATION

GROUND FLOOR

<u>Address</u>	<u>Size</u>	<u>Tenant</u>	<u>Lease Details</u>
33A Main Street	517 sqft	Vacant	Available to let @ £9,000 per annum
31 - 33 Main Street	3442 sqft	Vacant - Formerly Mace	Available to let @ £20,000 per annum
2A Comber Street	1505 sqft	The Wine Mark Ltd	£21,500 per annum Lease Expires: 31 July 2032
2B Comber Street	549 sqft	Salon 68	£4,500 per annum Lease Expires: 30 April 2018
2C Comber Street	1118 sqft	Rowallane Beauty	£5,300 per annum Lease Expires: 30 April 2025

FIRST FLOOR

<u>Address</u>	<u>Size</u>	<u>Tenant</u>	<u>Lease Details</u>
31- 33 Main Street	1437 sqft	Vacant - Formerly Saintfield Dental	Available @ £5,500 per annum
31 - 33 Main Street	1575 sqft	RSD Innovations Ltd	£3960 per annum Lease term:3 years & 3 months commencing July 2020
Units 4-6 Main Street	2845 sqft	Rockfit	£9,000 per annum Lease term: 5 years 6 months Commencing February 2019
31 Main Street	1025 sqft	Physio	£5,400 per annum

VAT	The property is not registered for VAT
TITLE	Freehold
VIEWING	Strictly By Appointment With The Agent





Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

57

This is how energy efficient the building is.



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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2015**

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Customer Service



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