

Tim Martin
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Investment Portfolio / Development Opportunity
50 - 56 Main Street
Ballynahinch
BT24 8DN

Asking Price
£350,000

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SUMMARY

Situated in a prominent position at the top of Main Street, this investment portfolio includes, four retail shops, office suite and warehouse.

The properties are partially occupied with vacant possession available on three shops and the office suite.

The portfolio, has the potential to generate a good income either as a stand alone investment or part owner occupier and may hold some development potential if desired.

50 MAIN STREET

RETAIL **322 Sqft**
Ceramic tiled floor; suspended ceiling with fluorescent lighting.

OFFICE **78 Sqft**
Ceramic tiled floor; fluorescent lighting; storage cupboard.

KITCHEN **26 Sqft**
Single drainer stainless steel sink unit with mixer taps; 'Zip' water heater; cupboards under.

WC **17 Sqft**
Low flush wc; wash hand basin.

50a MAIN STREET

GROUND FLOOR Stairs to first floor; built in cupboards; LED lights.

ENTRANCE HALL Built in cupboard

FIRST FLOOR

ROOM 1 **2.92m (9'7) x 2.26m (7'5)**
Built in cupboards

ROOM 2 **96 Sqft**

ROOM 3 **56 Sqft**
Mermaid clad walls.

ROOM 4 **99 Sqft**

ROOM 5 **61 Sqft**

ROOM 6 **121 Sqft**
Partially sub-divided.

ROOM 7 **41 Sqft**

ROOM 8 **65 Sqft**

BATHROOM **40 Sqft**
Ceramic wash hand basin with mixer taps; vanity unit with cupboards under; close coupled wc; ceramic tiled floor; part tiled walls; wall heater.



50b MAIN STREET - WAREHOUSE

WAREHOUSE	3160 Sqft	Roller doors front and back.
WC	35 Sqft	White close coupled wc; pedestal wash hand basin; terracotta tiled floor.
STORE	56 Sqft	
STORE	115 Sqft	
STORE	99 Sqft	
OFFICE	166 Sqft	
YARD TO FRONT		



52 MAIN STREET

RETAIL	736 Sqft	Suspended ceiling with fluorescent lighting.
KITCHEN	18 Sqft	Wash hand basin with cupboards under.
WC	15 Sqft	Low flush wc.

54 MAIN STREET

RETAIL	247 Sqft	Wood laminate floor; fluorescent lighting.
KITCHEN	55 Sqft	Single drainer stainless steel sink unit with 'Heatstore' water heater, cupboards and drawers under; wood laminate floor.
WC	25 Sqft	Low flush wc; wash hand basin with 'Redring 3' water heater.
STORE	32 Sqft	Wash hand basin; 'Redring' water heater; separate wc.
FIRST FLOOR		
ROOM 1	1335 Sqft	'L' shaped; fluorescent lighting.
ROOM 2	3.45m (11'4) x 2.74m (9'0)	Fluorescent lighting.
ROOM 3	112 Sqft	



56 MAIN STREET

RETAIL 440 Sqft

Defused and spot lighting; wood laminate floor; 'Redring' hot water shower.

OFFICE 117 Sqft

Part tiled and part tongue and groove floor; pine tongue and groove ceiling; 12 volt ceiling lighting.

KITCHEN 19 Sqft

Single drainer stainless steel sink unit with 'Redring 3' water heater over; cupboards under; door to:-

WC 18 Sqft

Low flush wc; wash hand basin.



RATES DETAILS

50 MAIN STREET

Total NAV £4,700

Rates Payable £2,023.98 per annum (approx)

50a MAIN STREET

Total NAV £3,450

Rates Payable £1,790.45 per annum (approx)

50b MAIN STREET

Total NAV £7,300

Rates Payable £3,788.48 per annum (approx)

52 MAIN STREET

Total NAV £5,600

Rates Payable £2,906.23 per annum (approx)

54 MAIN STREET

Total NAV £2,650

Rates Payable £1,375.27 per annum (approx)

56 MAIN STREET

Total NAV £4,200

Rates Payable £2,179.67 per annum (approx)

PLEASE NOTE:- All prospective purchasers should make their own enquiries to confirm the NAV/Capital Values/Rates Payable.



Comber

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