



FOR SALE PRIME INVESTMENT OPPORTUNITY

Comprising ground floor fully let
Café/Coffee shop with superb self-
contained two-bedroom apartment
above with separate entrance to rear.

Offer Invited over :- £500,000

20 & 20B Main Street
Royal Hillsborough
Co Down
BT26 6AE

Viewing strictly by appointment only.

FOR SALE – MIXED USE PART-LET INVESTMENT OPPORTUNITY

Ground floor Café/Coffee shop currently producing an income of £16,500 per annum, with vacant first floor apartment ready for occupation.

LOCATION:-

Part-let prime investment opportunity in the heart of Royal Hillsborough, on the main thoroughfare, benefitting from high footfall and visibility.

The picturesque and affluent village of Hillsborough is a popular location for families, young professionals, visitors, tourists and shoppers, offering an ever-expanding variety of speciality shops, artisan cafes, bespoke boutiques, ward winning bars and restaurants, and tourist attractions with beautiful walks through both the Forest Park and Hillsborough Castle and gardens.

Hillsborough is strategically located on the Belfast-Dublin corridor and is well served by main arterial routes, ideally situated for commuters with ease of access to both the A1 and M1 road networks, leading to Lisburn, Belfast, Dublin and beyond.

DESCRIPTION:-

The subject property comprises a prominent period building with a Café/Coffee shop premises on the ground floor, with one parking space to the rear. The first-floor two-bedroom apartment has been fully modernised and is accessed via a separate door to the rear of the building. Both units benefit from oil fired central heating.

Ground Floor Premises - Café/Coffee Shop:-

Description	Sq M	Sq Ft
Ground floor seating	48.31	520
Kitchen	13.51	145
Lower Floor	16.13	173
W.C.	4.2	46
Upper Tier seating	12.16	130
Total Area	94.3	1014

First Floor Apartment:-

The first-floor apartment offers modern and spacious split-level accommodation, extending to c.1000 sq ft to include a bright living room with archway to dining room, separate well-appointed kitchen with full complement of integrated appliances, two double bedrooms, and a spacious contemporary bathroom with bath and separate shower enclosure.

Apartment furnishings available to purchase by separate negotiation.



ACCOMMODATION:-

Entrance:-

Stairs to:-

Hallway:-

Living Room:- 20'8" x 7'10".

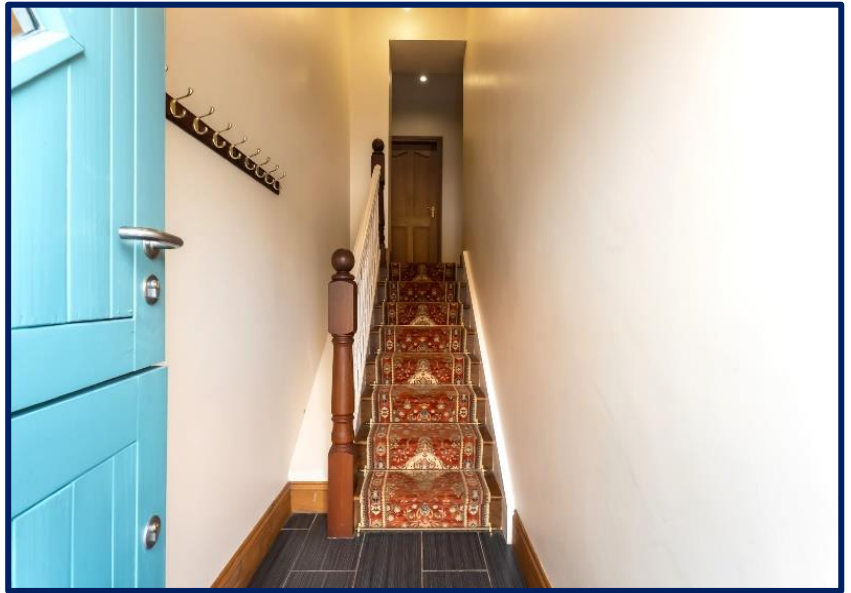
Dining Room:- 11'6" x 8'10".

Kitchen:- 8'10" x 8'10.

Bedroom (1) 16'3" x 7'2".

Bedroom (2) 16'3" x 10'4"

Bathroom:- 12'8" x 9'3"



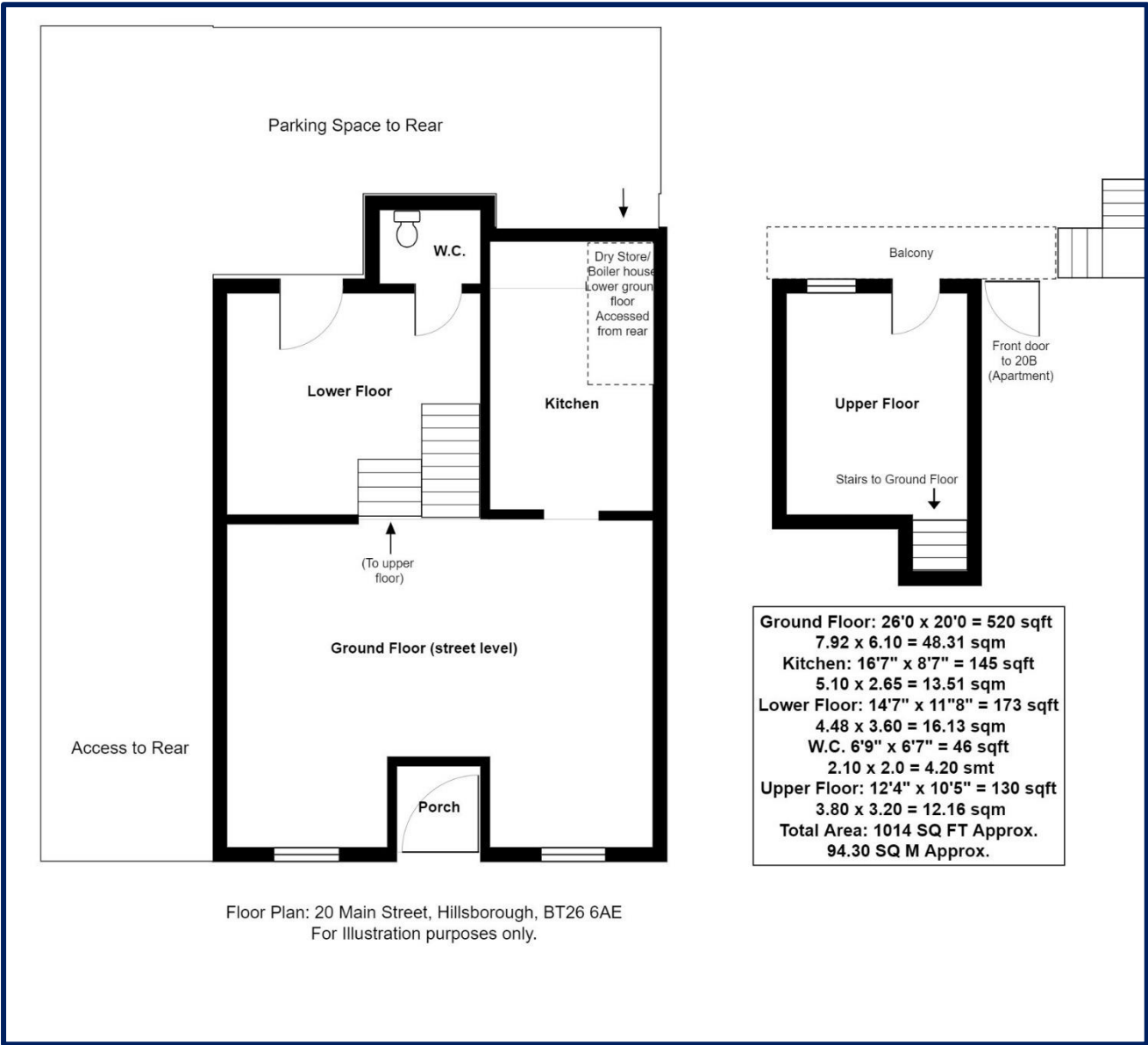


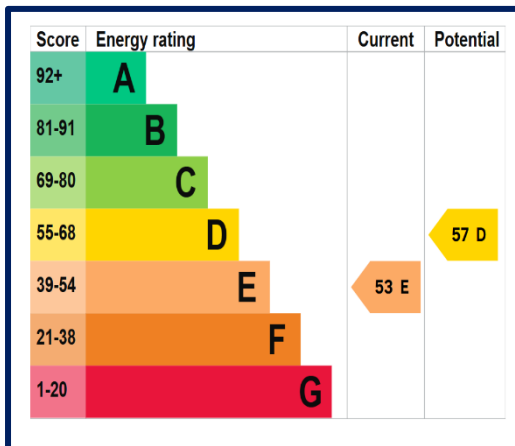




Address	Description	Tenant	Rent (P.A.)	Estimated Rent (P.A.)	Lease Details	Rateable Value	Est. Rates Payable
20 Main Street	Ground Floor Café	Little Del Toro	£16,500		5 years with effect from 1 st February 2024	£9,950	£5,444.48 (Tenant pays rates)
20B Main Street	First Floor 2-bed Apartment	Vacant		Available on request		£120,000	£1,044.00
			£16,500				

- Rates may be eligible for Small Business Relief.
- Please note that all prospective purchasers should make their own enquiries to confirm the NAV/rates payable.





EPC 20B - Apartment

SALES DETAILS:-

PRICE:- We are seeking offers over £500,000 exclusive.

TITLE:- We assume the property is held under freehold title.

VAT:- All prices, outgoings etc are exclusive of, but may be subject to VAT.

VIEWING:-

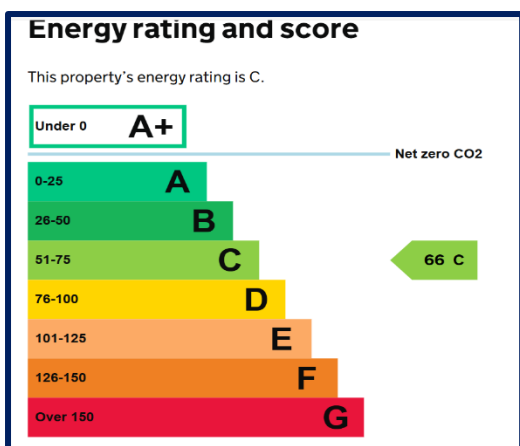
Strictly by appointment with sole agents Downshire Estate Agents.

Please contact our Hillsborough office:

Tel :- 028 9268 2762

E.mail:-

Info@Downshiresstatesgents.co.uk



EPC 20 - Café/Coffee Shop

PRS Property Redress Scheme

Downshire Estate Agents and for the Vendors or Lessors of this property whose agents they are give notice that i) these particulars are given without responsibility of Downshire Estate Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Downshire Estate Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection the accuracy of each of them; iii) no employee of Downshire Estate Agents has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking professional advice; v) Downshire Estate Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.. Please note we have not tested any systems in this property, and we recommend the purchaser checks all systems are working prior to completion.