

FOR SALE

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



COMMERCIAL PROPERTY

21 MAIN STREET
GREYABBEY
BT22 2NE

c. 351 m² (3,781 ft²)

- Currently producing
£7,200 per annum

CONTACT:

Scott Lawther

E: sl@mckibbin.co.uk

Brian Wilkinson

E: bw@mckibbin.co.uk

**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

T: 02890 500100
E: property@mckibbin.co.uk

mckibbin.co.uk



DESCRIPTION

- The subject comprises a two storey commercial premises in the centre of Greyabbey Village, comprising a hair salon t/a The Hair Gallery, together with a workshop/store currently t/a Greyabbey Fuels.
- The property is currently producing a total rent of £7,200 per annum.

LOCATION

- The property occupies a prominent location on Main Street, in close proximity to its junction with Newtownards Road in the centre of Greyabbey Village.
- Greyabbey is located on the eastern shore of Strangford Lough in Co. Down, approximately 7 miles from Newtownards and 20 miles from Belfast City Centre.

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21 Main Street, Greyabbey, BT22 2NE

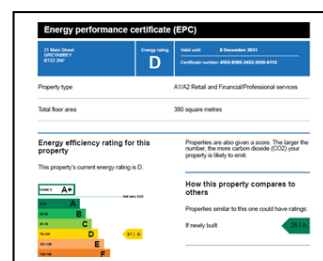


Not to Scale – For Identification Purposes Only

ACCOMMODATION

The Hair Gallery	
Sales Area	c. 36.81 m ² (396 ft ²)
Kitchen/Store	c. 4.22 m ² (45 ft ²)
Net Internal Area	c. 41.03 m ² (441 ft ²)
Greyabbey Fuels	
GF Workshop/Store	c. 219.58 m ² (2,363 ft ²)
FF Store	c. 90.86 m ² (978 ft ²)
Net Internal Area	c. 310.44 m ² (3,340 ft ²)

EPC



LEASE DETAILS

We understand that both tenants are now overholding on leases at the following rentals:-

The Hair Gallery: £4,800 per annum*
Greyabbey Fuels: £2,400 per annum

*Tenant has served Notice to vacate in February 2022

RATES INFORMATION

Shops, Showrooms, Supermarkets – NAV £3,200
Warehouses, Stores, Workshops. (Non-IND) Garages NAV £4,600

Rate in £ 2021/22 = 0.518970

PRICE

Offers of £80,000 and above are invited, exclusive.

TITLE

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

