

9 Linenhall Street
BANBRIDGE BT32 3EG

shooter
property services



EXCELLENT RETAIL UNIT ON
POPULAR TRADING PITCH

COMMERCIAL
UNIT

A high profile lock-up shop unit on well occupied Linenhall Street, just off Newry Street. The unit is well fitted by the last occupant, as a hair dressers, with hot water hair washing stations in situ and oil fired central heating. Additionally furniture and equipment is available to purchase separately if required. Suitable for a variety of alternative uses also.

TO LET

£7,000 p.a

Shop

Circa. 37 sq m / 400 sq ft.

Property includes kitchen, W.C and rear yard.

Rent:

£7,000 per annum

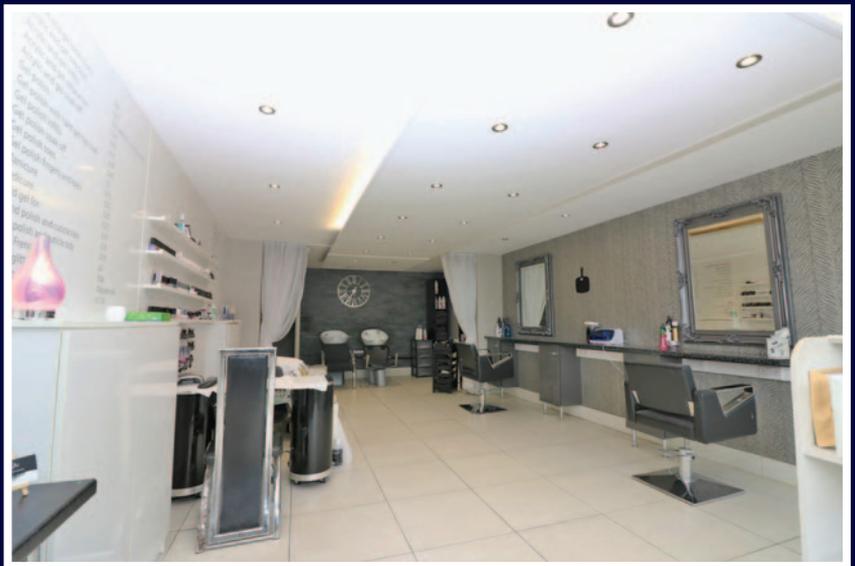
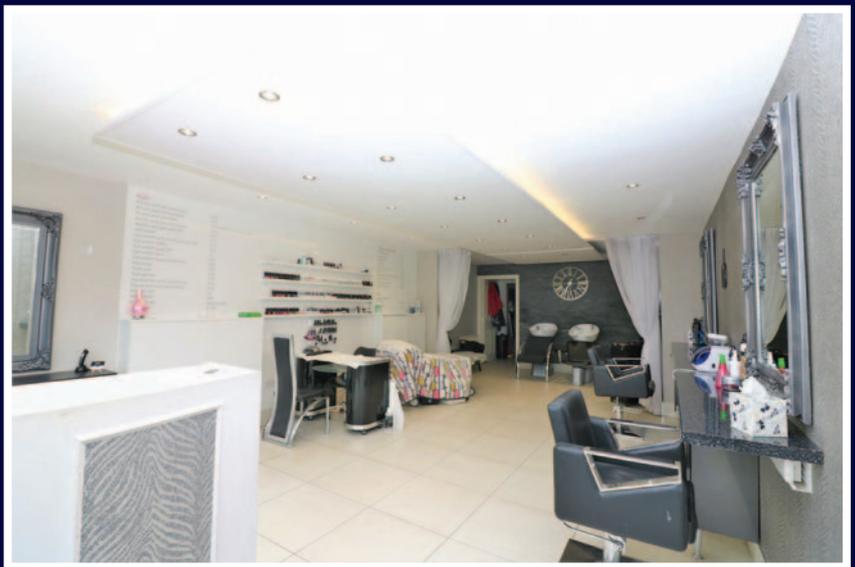
Lease:

Length of Lease by negotiation

Rates:

NAV £ = £3,750.

Rates payable for 2023 / 24 = £1,585.25 (includes 25% Small Business Rates Relief)



Features:

- * High Profile Retail Unit
- * Excellent Location on Linenhall Street
- * Well Fitted including Hot Water Hair Washing Stations
- * Oil Fired Central Heating
- * Electric Roller Shutter
- * Hair Dressing Equipment and Furniture may be Available to Purchase Separately

Further Information:

Christopher Boyce MRICS

christopher.boyce@shooter.co.uk

Please call (028) 4066 2206

Mon – Fri 9:00am to 5:30pm

Sat 9:30am to 12:00pm

Ref: 5671



Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.



BANBRIDGE
21 Newry Street
Banbridge
BT32 3EA

028 4066 2206

banbridge@shooter.co.uk

LISBURN
17-19 Market Street
Lisburn
BT28 1AB

028 9266 6556

lisburn@shooter.co.uk