



### 26 LISBURN STREET, BALLYNAHINCH, BT24 8BD

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
£12-151	A	
£151-181	B	
£181-211	C	
£211-241	D	
£241-271	E	
£271-301	F	
£301-331	G	
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

## OFFERS AROUND £69,950



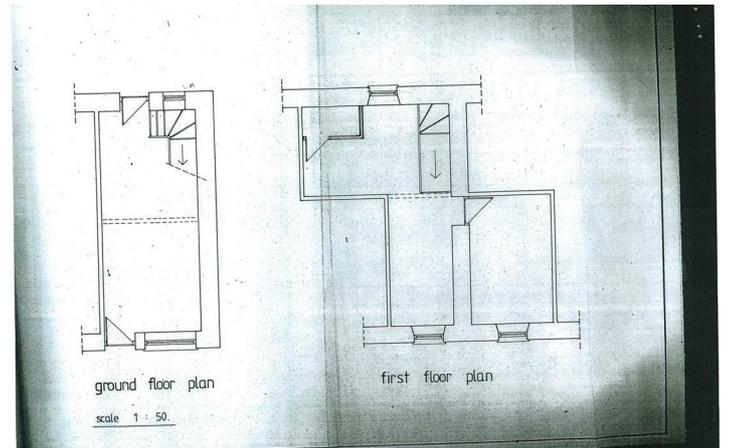
We are pleased to offer for sale this commercial premises on Lisburn Street in Ballynahinch town centre. The property had been home to a successful business for over thirty five years and is being sold due to the owner's retirement. The well located premises offers flexible retail or office accommodation consisting of the main shop on the ground floor with good window frontage, lean to with kitchen facilities and on the first floor a further two rooms and w/c facilities.

To the rear is a communal yard with ample parking and a large garden which stretches to the carpark below.

Rarely to commercial properties come for sale at such a competitive price, especially one in such a busy part of town. Early viewing is advised.

## Key Features

- Commercial / Office Premises
- Well located within town centre
- Two floors
- Off street parking
- W/C Facilities
- Large garden to the rear
- Sale due to retirement
- Successful business



### Main shop

22'4 x 9'0  
Good window frontage.

### Lean Too

3'5" x 10'2"  
Sink unit and access to rear.

### First floor

22'0" x 5'9"  
Window to front.

### WC

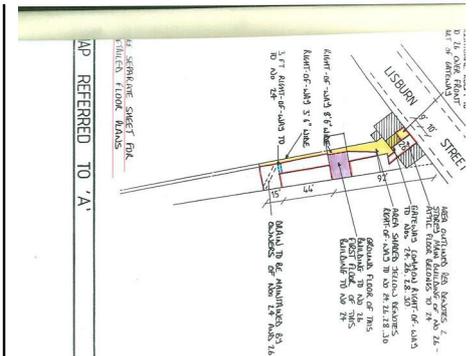
2'11" x 5'1"  
W.c and wash hand basin

### Room two

12'6 x 7'7  
Window to front.

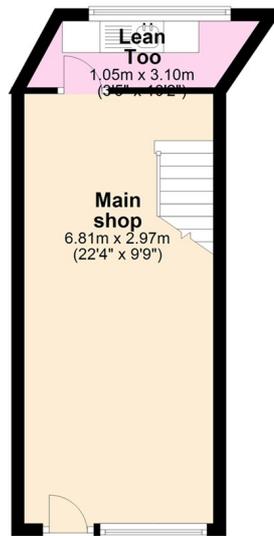
### Outside

Off street parking in the communal yard and large garden to the rear.





#### Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?** To answer these and other mortgage related questions contact Angela Stevenson on 028 9127 1185.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. HO122181**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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