

**Tim Martin**  
.co.uk



**12 & 12A The Square  
Ballynahinch  
BT24 8AE**

**Offers Around  
£95,000**

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

An excellent opportunity to acquire this superbly located ground floor retail unit and first floor apartment in the heart of Ballynahinch.

The retail unit extends to approximately 300 sqft or thereabouts, currently comprising of a reception area, treatment room, kitchen and wc/store. The property has been finished to a high standard throughout and will lend itself to multiple business uses.

The spacious and well presented first floor apartment comprises of a lounge, large double bedroom, fitted kitchen and shower room. The property is further enhanced by oil fired central heating and garage and stores to the rear. A driveway to the rear which is accessed from Windmill Street provides excellent off street parking.

Ballynahinch is set approximately 5 miles from Saintfield, 9 miles from Hillsborough, 11 miles from Lisburn and 15 miles from Belfast. With the market still taking place every Thursday, the property will enjoy fantastic footfall and passing trade.

## FEATURES

- Superb Ground Floor Retail Unit.
- First Floor Apartment.
- Oil Fired Central Heating.
- Off Road Parking to the Rear via Windmill Street.
- Garage and Stores.

## Ground Floor - No 12

### Entrance Hall

Tiled floor.

### Reception

77 sqft

Wood laminate floor; ample power points; telephone connection point; display window; diffused fluorescent lighting; telephone entry system.

### Office / Retail Area

124 sqft

Wood laminate floor; ample power points.

### Kitchen

38 sqft

Recessed wash hand basin with taps and cupboards under; formica worktop; tiled floor; fluorescent lighting; access to rear.

### WC / Store

57 sqft

Tiled floor; low flush wc; wall mounted wash hand basin; part tiled walls; built in storage cupboard.

### Outside

Bitmac driveway to rear (access from Windmill Street)



## Stairs To First Floor Apartment - No 12A

### Entrance Hall

Tiled floor.

### Lounge

15'4" x 11'5" (4.67 x 3.48)

### Kitchen

8'4" x 7'8" (2.54 x 2.34)

Good range of wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with mixer taps; integrated Beko electric under oven with Belling 4 ring ceramic hob; space for fridge; space and plumbing for washing machine; formica worktops; tiled splashback; tiled floor.

### Shower Room

9'9" x 5'4" (2.97 x 1.63)

Modern white suite comprising separate shower cubicle with Redring Expressions 500s electric shower unit and wall mounted telephone shower attachment; fitted folding shower door; dual flush wc; pedestal wash hand basin with mono mixer tap; hotpress with lagged copper cylinder and Willis type immersion heater.

### Stairs To Second Floor

#### Bedroom 1

17'1" x 15'4" (maximum measurements) (5.21m x 4.67m (maximum measurements))

Access to under eaves storage; velux window.

#### Outside

Boiler house with oil fired boiler.

#### Store 1

#### Store 2

#### Garage

14'7" x 12'6" (4.45 x 3.81)

Up and over door; light and power points.





### **Rates**

No 12: Total Nav: £3350  
Rates Payable: £1848.68

No 12A: Capital Value £50,000  
Rates Payable £462.15

Please note : All prospective tenants should make their own enquiries to confirm the NAV / Capital Value / Rates payable.

### **VAT**

All prices, outgoings etc are exclusive of but maybe subject to VAT

### **Tenure**

Freehold

### **Rent - No 12 - Ground Floor**

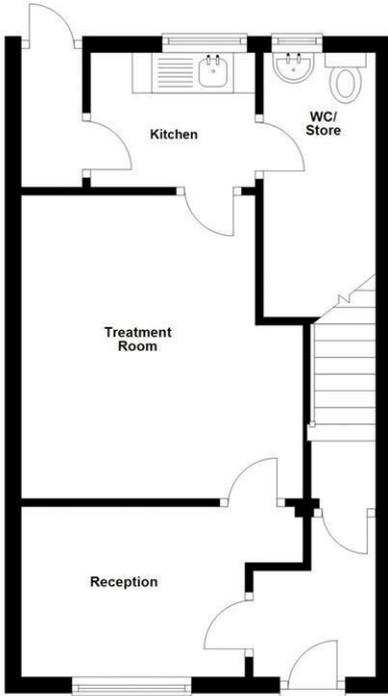
£400 PCM Exclusive

### **Rent - No 12A - First Floor Apartment**

£400 PCM plus rates

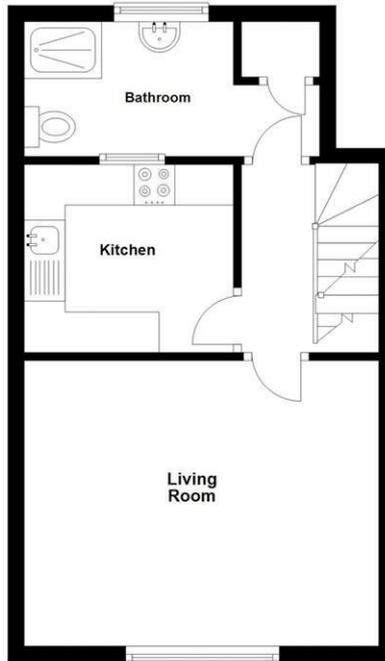
### Ground Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



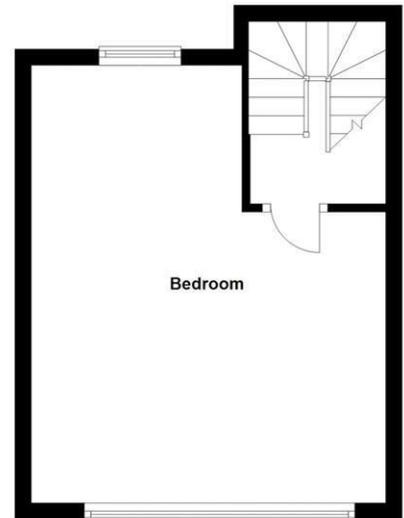
### First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



### Second Floor

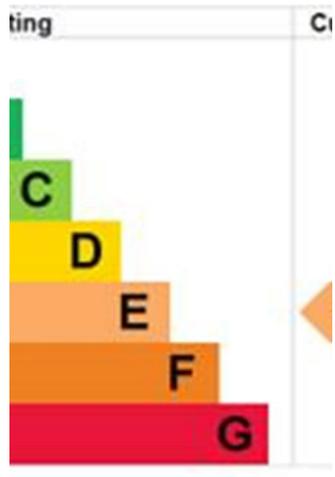
Approx. 24.3 sq. metres (261.8 sq. feet)



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

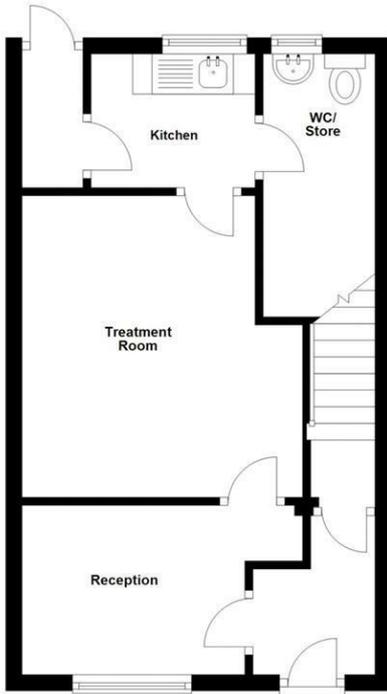
Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp.

**12a The Square, Ballynahinch**



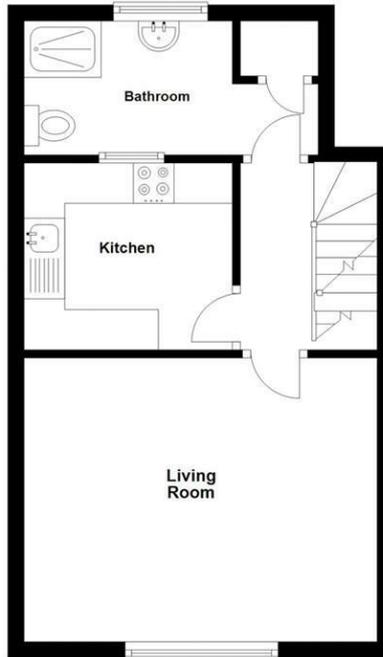
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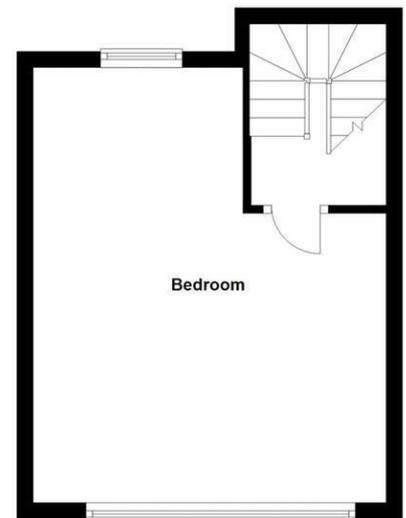
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## 12a The Square, Ballynahinch



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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