

Tim Martin
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Investment Portfolio / Development Opportunity
50 - 56 Main Street
Ballynahinch
BT24 8DN

Asking Price
£350,000

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Telephone 028 97 568300

SUMMARY

Ideally situated on the approach to the town from Belfast, we are pleased to offer this retail / commercial complex to the market with vacant possession.

The property comprises of shops, office accommodation and warehouse premises situated in a prominent position with public parking situated opposite.

The premises provide a good investment opportunity and may have the potential for development (subject to planning) if desired.

The shops, are equally suitable for retail or office accommodation and have been used in the past for a diverse range of outlets.

50 MAIN STREET

RETAIL **322 Sqft**

Ceramic tiled floor; suspended ceiling with fluorescent lighting.

OFFICE **78 Sqft**

Ceramic tiled floor; fluorescent lighting; storage cupboard.

KITCHEN **26 Sqft**

Single drainer stainless steel sink unit with mixer taps; 'Zip' water heater; cupboards under.

WC **17 Sqft**

Low flush wc; wash hand basin.

50a MAIN STREET

GROUND FLOOR Stairs to first floor; built in cupboards; LED lights.

ENTRANCE HALL Built in cupboard

FIRST FLOOR

OFFICE **2.92m (9'7) x 2.26m (7'5)**

Built in cupboards

OFFICE **96 Sqft**

OFFICE **56 Sqft**

Mermaid clad walls.

OFFICE **99 Sqft**

OFFICE **61 Sqft**

OFFICE **121 Sqft**

Partially sub-divided.

Office **41 Sqft**

OFFICE **65 Sqft**

BATHROOM **40 Sqft**

Ceramic wash hand basin with mixer taps; vanity unit with cupboards under; close coupled wc; ceramic tiled floor; part tiled walls; wall heater.



50b MAIN STREET - WAREHOUSE

WAREHOUSE	3160 Sqft	Roller doors front and back.
WC	35 Sqft	White close coupled wc; pedestal wash hand basin; terracotta tiled floor.
STORE	56 Sqft	
STORE	115 Sqft	
STORE	99 Sqft	
OFFICE	166 Sqft	
YARD TO FRONT		



52 MAIN STREET

RETAIL **736 Sqft**
Suspended ceiling with fluorescent lighting.

KITCHEN **18 Sqft**
Wash hand basin with cupboards under.

WC **15 Sqft**
Low flush wc.

54 MAIN STREET

RETAIL **247 Sqft**
Wood laminate floor; fluorescent lighting.

KITCHEN **55 Sqft**
Single drainer stainless steel sink unit with 'Heatstore' water heater, cupboards and drawers under; wood laminate floor.

WC **25 Sqft**
Low flush wc; wash hand basin with 'Redring 3' water heater.

STORE **32 Sqft**
Wash hand basin; 'Redring' water heater; separate wc.

FIRST FLOOR

ROOM 1 **1335 Sqft**
'L' shaped; fluorescent lighting.

ROOM 2 **3.45m (11'4) x 2.74m (9'0)**
Fluorescent lighting.

ROOM 3 **112 Sqft**



56 MAIN STREET

RETAIL 440 Sqft

Defused and spot lighting; wood laminate floor; 'Redring' hot water shower.

OFFICE 117 Sqft

Part tiled and part tongue and groove floor; pine tongue and groove ceiling; 12 volt ceiling lighting.

KITCHEN 19 Sqft

Single drainer stainless steel sink unit with 'Redring 3' water heater over; cupboards under; door to:-

WC 18 Sqft

Low flush wc; wash hand basin.

RATES DETAILS

50 MAIN STREET

Total NAV £3,900
Rates Payable £2,152.20 per annum (approx)

50a MAIN STREET

Total NAV £3,450
Rates Payable £1,903.87 per annum (approx)

50b MAIN STREET

Total NAV £7,900
Rates Payable £4,359.58 per annum (approx)

52 MAIN STREET

Total NAV £5,600
Rates Payable £3,090.34 per annum (approx)

54 MAIN STREET

Total NAV £2,650
Rates Payable £1,462.39 per annum (approx)

56 MAIN STREET

Total NAV £4,200
Rates Payable £2,317.75 per annum (approx)

PLEASE NOTE:- All prospective purchasers should make their own enquiries to confirm the NAV/Capital Values/Rates Payable.



Comber

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