

Tim Martin
— .co.uk



**1 Ballyriver Walk
Ballynahinch
BT24 8FJ**

£350 Per Month

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Telephone 028 91 878956

Summary

A well positioned ground floor unit, situated in the heart of Balllynahinch village, amongst a mix of new and well established businesses, enjoying fantastic football and passing trade.

The unit extends to approximately 313 sqft (30.9 sqm) or thereabouts and comprises of a main retail/office area and WC facilities. The unit enjoys a roller shutter to the front for added security.

The property has been finished to a high standard throughout and will lend itself to multiple business uses subject to planning and landlords approval.

Ballynahinch is set approximately 5 miles from Saintfield, 9 miles from Hillsborough, 11 miles from Lisburn and 15 miles from Belfast, making this the ideal location for many.

Features

- Well Positioned Ground Floor Unit
- Extending To Approximately 313 Sqft (30.9 sqm) Or Thereabouts
- Comprising Of A Main Retail/Office Area With WC Facilities
- Suitable For Multiple Business Uses Subject To Planning And Landlords Approval
- Situated In The Heart Of Balllynahinch Village Amongst New And Well Established Businesses
- Within A Convenient Commute To Lisburn, Saintfield, Hillsborough And Belfast

Ground Floor Unit

313 sqft

Display window; PVC composite entrance door; power points; telephone connection point; diffused fluorescent lighting.

WC

20 sqft

White suite comprising, close coupled wc; wall mounted wash hand basin with mono mixer tap; 'Redring' hot water tank; extractor fan.

Total Area

333 sqft (30.9 sqm) approximately

Rent

£4,500 per annum (exclusive). Rent per month = £375

Total NAV

£3100.00

Rates Payable

£1799.66 per annum

Lease

By Negotiation - On An Internal Repairing And Insuring Lease

Term

By Negotiation

Deposit

Totalling 1 Months Rent As Deposit & 1 Months Rent Upfront

VAT

All prices, outgoings etc. are exclusive of but may be subject to VAT

Use






Subject To Planning And Landlord's Approval

Note

All prospective tenants, should make their own enquiries to confirm the NAV/Rates Payable.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	53
(39-54) E	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Northern Ireland EU Directive 2002/91/EC	

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

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

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