

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB
028 9756 4400

Downpatrick Branch

15 Market Street
Downpatrick BT3 06LR
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

General Enquiries

ballynahinch@quinnestateagents.com



For any enquiry relating to
this property, please contact

Carrie Mackin

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07803626095



**62-64 Main Street
Saintfield
BT24 7AB**

**Asking Price
£125,000**

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Unique Opportunity
- Prime Position of Both Vehicular and Pedestrian Traffic.
- Two Adjoining Ground Floor Shop Premises

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



62-64 Main Street

Saintfield, BT24 7AB



Directions

This commercial property presents a unique opportunity. Located on Main Street, the premises benefit from a prime position ensuring a steady flow of both vehicular and pedestrian traffic. This vibrant village is well-known for its diverse range of services, making it an attractive destination for shoppers and visitors.

The property comprises two adjoining ground floor shop premises, which are being sold together, offering a versatile space that can cater to various business needs. Saintfield is strategically situated along the main A7 route, providing direct access to both the City of Belfast and Downpatrick,

It is important to note that these premises do not have any connection to the upper floors, which are separately accessed and occupied, nor do they include the yard or land at the rear. This allows for a focused investment in the ground floor retail space, ideal for those looking to establish or expand their business in a well-established community.

Rates

Rates: Land & Property Services web site confirm the following Capital Value in respect of both properties.

No 62 Main Street Saintfield BT24 7AB Total NAV Value £5,250-00 (Rates £3,047.80)

No 64 Main Street Saintfield BT24 7AB Total NAV Value £4,700-00 (Rates £2,728.51)