



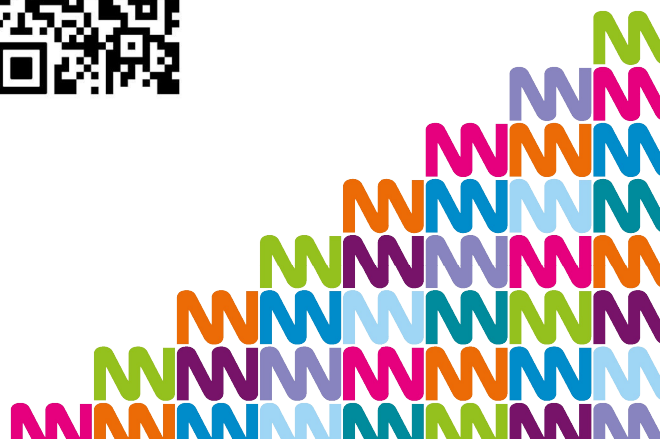
23 Bridge Street
Banbridge
BT32 3JS

**Offers In The
Region Of £155,000**

- Commercial Unit For Sale
- Excellent Location
- Spacious Salon Floor
- 2 First Floor Beauty Rooms
- Downstairs W.C.
- Convenient parking to rear
- Viewing by appointment only



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		
	79	86





Situated in the heart of Banbridge on the bustling Bridge Street, this commercial unit presents an exceptional opportunity for those seeking to invest in a thriving business environment. The property boasts a spacious salon floor, ideal for a variety of uses, whether you envision a vibrant hair and beauty salon or a chic retail space.

On the first floor, you will find two well-appointed beauty rooms, perfect for providing a serene and private setting for treatments. These rooms offer the potential to expand your services and cater to a diverse clientele, enhancing the overall appeal of your business.

One of the standout features of this property is the convenient parking available to the rear, ensuring easy access for both customers and staff. This practical aspect is a significant advantage in a busy commercial area, making it easier for your business to thrive.

With its prime location and versatile layout, this commercial unit on Bridge Street is a remarkable opportunity for entrepreneurs and investors alike. Do not miss the chance to make this space your own and contribute to the vibrant community of Banbridge.

GROUND FLOOR

Spacious salon floor with downstairs W.C. off it, leading to washroom.

FIRST FLOOR

Extensive wood floor landing leading to two good sized beauty rooms, with a storage cupboard and boiler room also.

SECOND FLOOR

Stairs leading up to two well sized store rooms.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchiemclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com



For any enquiry relating to this property, please contact

Leanne Glover

leanne@quinnestateagents.com
07703612260

Ballynahinch Branch

24 High Street
Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

49 - 51 Market Street
Downpatrick BT30 6LP

028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN

028 9081 2422

General Enquiries

banbridge@quinnestateagents.com



23 Bridge Street, Banbridge

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.

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