



**22 High Street**  
 Ballynahinch  
 BT24 8AB

**£850 Per Month**

- Prominent Retail Unit on High Street
- Three Floors
- Excellent Condition
- Flexible Lease Terms
- Large Shop Window
- Viewing By Appointment Only
- EPC To Follow
- Available Immediately



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			





A fantastic opportunity to lease or buy a commercial unit located on High Street, in the heart of Ballynahinch Town Centre. Offering substantial shop floor space as well as an abundance of storage and office space on the first floor and a staff area on the second floor. For more information, contact Carrie @ Quinns on 02897564400 or by emailing [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)

### Lease Details

Term: Flexible

Rent: £850.00 Per Month (£10,200 per Annum)

Repairs: Full repairing & Insuring Terms

### VAT

We understand the property is not VAT registered.

### Rates

The responsibility for the payment of rates would be the tenant.

### Contact

For more information or to arrange a private viewing, please contact Carrie in our Ballynahinch branch on 02897564400 or by emailing [carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Carrie Mackin**

[carrie@quinnestateagents.com](mailto:carrie@quinnestateagents.com)  
07803626095

### 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

### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



22 High Street, K9 Pet Shop, Ballynahinch

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.

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)