

# FOR SALE

## Due to Relocation

Showroom Workshop and Yard (with Development Potential)  
6-8 Cross Street, Killyleagh BT30 9QG



**This is a large, highly visual and prominent property with extensive frontage to Cross Street, the main thoroughfare through the village to Downpatrick.**

**TM Martin have traded from this location since 1907 and the building is presently used as a car showroom, workshop and ancillary stores/residential accommodation.**

**The property also has an extensive yard to rear accessed from the return frontage off Frederick Street.**

**The property is suitable for a number of different commercial uses but could be equally be fully redeveloped for residential use.**



### PRICE

**Offers in the region of £385,000**

### VAT

**We are advised that VAT is not applicable.**

**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [nicola@trcommercial.co.uk](mailto:nicola@trcommercial.co.uk)**

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518  
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

### SIZE

Showroom	2,050 sq.ft.	(190.5 sq.m.)
Workshop	1,965 sq.ft.	(182.6 sq.m.)
Mezzanine	443 sq.ft.	(41.2 sq.m.)
Shop/Trade Counter	681 sq.ft.	(63.3 sq.m.)
Ground Floor Stores	578 sq.ft.	(53.7 sq.m.)

Outside Workshops	1,100 sq.ft.	(102.2 sq.m.)
-------------------	--------------	---------------

Extensive Yard with car parking

EPC D-87

VIEWING By appointment with Sole Agents  
028 9042 4747

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

87

This is how energy efficient the building is.



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [nicola@trcommercial.co.uk](mailto:nicola@trcommercial.co.uk)**

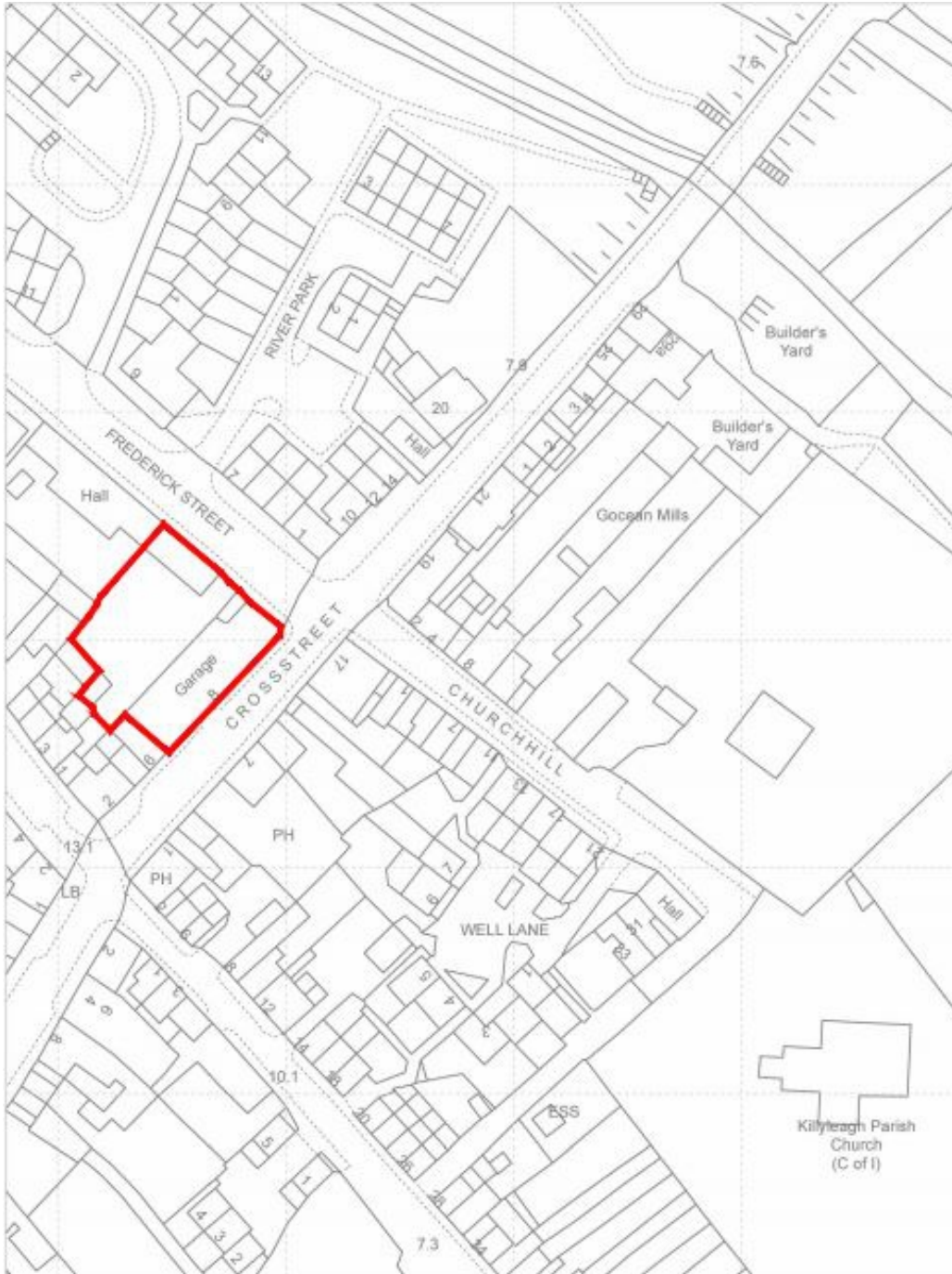
Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518  
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.





Map for identification purposes only

“Crown Copyright Reserved”



**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [nicola@trcommercial.co.uk](mailto:nicola@trcommercial.co.uk)**

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518  
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

