

**Tim Martin**  
.co.uk



1 Ballyriver Walk  
Ballynahinch  
BT24 8FJ

£375 Per Month

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

# Summary

A well positioned ground floor unit, situated in the heart of Ballynahinch 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 Ballynahinch 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**

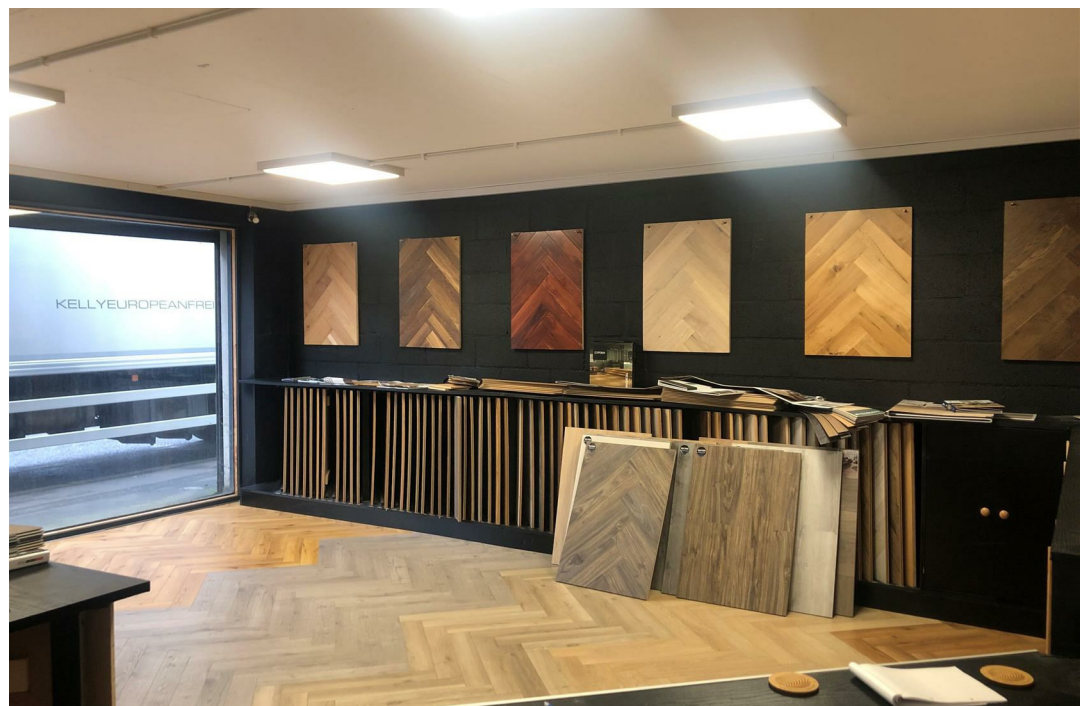
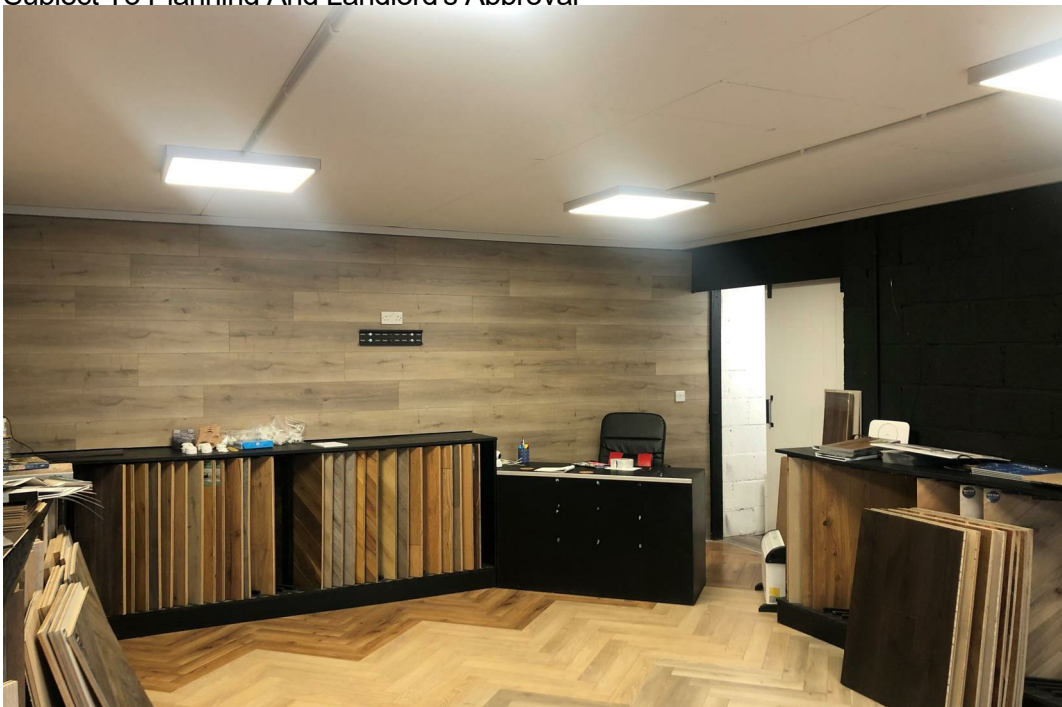
Totalling 1 Months Rent As Deposit & 1 Months Rent Upfront

**VAT**

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

**Use**

Subject To Planning And Landlord's Approval





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	53
(39-54) E			
(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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