



2-4 High Street
 Ballynahinch
 BT24 8AB

Per Month
£1,150 Per

- Prominent Retail Unit
- Approximately 1150 Square Foot Ground Floor
- Approximately 420 Square Foot First Floor Floor
- Excellent Condition
- Flexible Lease Terms Available
- Available now
- Viewing By Appointment Only
- EPC Info To Follow



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			
Northern Ireland		EU Directive 2002/91/EC	





We are delighted to bring to the market this substantial commercial unit located in the heart of Ballynahinch Town Centre. Offering substantial shop floor space as well as an abundance of offices/storage across two floors, this unit will appeal to several business types. For more information, contact Carrie on 02897564400 or by emailing sales@quinnestateagents.com

Lease Details

Term: open to negotiation

Rent: £1150.00 Per Month (may consider stepping monthly rent to assist initial set up)

Repairs: Full repairing & Insuring Terms

VAT

We understand the property is not VAT registered.

Contact

For more information or to arrange a private viewing, please contact Jonathan in our Ballynahinch branch on 02897564400 or by emailing jonathan@quinnestateagents.com

Rates

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



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For any enquiry relating to this property, please contact

Carrie Mackin

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



Assisi Animal Sanctuary, 2-4 High Street, 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.

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