

QUINN

Estate Agents

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



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com
07803626095



**25 High Street
Ballynahinch
BT24 8AB**

**Offers In The
Region Of £360,000**

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.

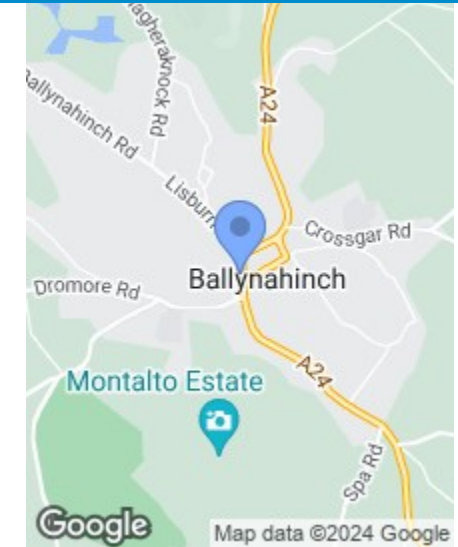
Valuation/Mortgage Service

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.

- Excellent Town Centre Location
- Commercial & Residential Use
- Development Opportunity
- Substantial Foot Fall
- Allocated Parking
- No VAT on Purchase
- Call Carrie on 02897564400
- Email sales@quinnestateagents.com

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			





Directions

Travelling from Lisburn/Belfast at the Saintfield road roundabout, take the 1st exit onto Saintfield Rd/A49 follow the A49 straight onto main street follow the one way system around the town towards the square and the property will be located on the left.



Excellent business opportunity in Ballynahinch, with an extensive restaurant facility and first floor apartment the building as a whole appeals greatly to those who would be interested in running a business alongside a lettable/living space. With potential for your business of choice (subject to a planning change of use) or a new culinary hotspot in the town of Ballynahinch, this location lends itself excellently to the passing footfall of the market town. A basement boasts its convenience with ample stock/storage potential.

What's Included

The sale is to include The extensive ground floor retail unit, basement, first floor store room and three bed apartment. The property can be accessed to rear and offers parking. This project represents an excellent opportunity for the investor or developer alike and immediate viewing is highly recommended. All prospective purchasers should make their own enquiries to confirm the NAV/Capital Values and Rates

Contact

Call Carrie in our Ballynahinch office today on 028 9756 4400 and schedule a private viewing of the property

