



Estate Agents & Valuers

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**For Sale Commercial Ground Floor Investment Property
Nos 62-64 MAIN STREET, SAINTFIELD,
BALLYNAHINCH BT24 7AB**

Note: Premises Fully Occupied with the Benefit of Two Existing Leases



Unusually perhaps, these are two adjoining ground floor shop premises both occupied by one tenant (Business un-affected) but under separate leases and with no connection to the remaining upper floors which are separately accessed and occupied or to yard/land at rear. Both are ideally positioned in the centre of the main shopping area with regular passing traffic flow and pedestrian shoppers drawn to the range of services in this historic village. Saintfield straddles the main A7 with it's direct connections to both the City of Belfast and Downpatrick and is highly regarded for its commercial enterprises, general stores boutiques and eating establishments. The premises are being sold together.

Asking Price: Offers Invited Around £150,000-00

Viewing: Strictly by Appointment

DISPOSALS • ACQUISITIONS • MANAGEMENT • APPRAISALS • VALUATIONS

14b BALLYNAHINCH ROAD, CARRYDUFF, BELFAST BT8 8DN

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Title: We understand that the premises are held on a Fee Farm Grant dated 16 December 1941 from Michael Charles Perceval Price. No further information is available at this stage.

Rates: Land & Property Services web site confirm the following Capital Value in respect of both properties:

No 62 Main Street Saintfield BT24 7AB	Total NAV Value £5,250-00 (Rates £3,047.80)
No 64 Main Street Saintfield BT24 7AB	Total NAV Value £4,700-00 (Rates £2,728.51)

Accommodation:

No 62 Main Street Saintfield BT24 7AB	Total Floor Area Circa 507 Sq Ft (Circa 47 Sq m) Main Shop 33/0 x 11/3 Storage Area 12/9 x 8/4 Rear W.C. plus store
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No 64 Main Street Saintfield BT24 7AB	Total Floor Area Circa 469 Sq Ft (Circa 46 Sq M) Main Shop 21/9 x 6/9 arch to Rear Shop 20/3 x 10/0 Kitchen Store 10/0 x 8/6 Store 8/3 x 3/9
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Lease Details

No 62 Main Street Saintfield BT24 7AB	Lease dated 01 October 2012 Three Year Term CURRENT RENT £5,830.00 Rent payable monthly Tenant Liable to pay Commercial Rates Tenant liable to pay Insurance contribution No additional service charge is payable
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No 64 Main Street Saintfield BT24 7AB	Lease dated 06 October 2009 Three Year Term Current Rent £4,000.00 Rent payable monthly Tenant liable to pay Commercial Rates Tenant liable to pay Insurance contribution No additional service charge is payable
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For Viewing Arrangements or Additional Information contact :

Alan Newell Estate Agent. Valuer

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EPC: Commissioned

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