

Bill McKelvey



76 Main Street Saintfield BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

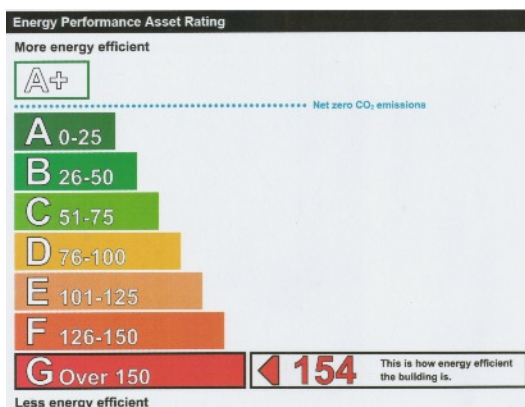
TO LET 1,230 Sq. Ft. Shop 24 Main Street Saintfield



Attractive commercial unit laid out over 3 floors situated in a busy part of Main Street, the conservation area of this affluent village.

- Oil fired central heating
- Wired for smoke alarm and emergency lighting

T: 028 9751 9996



Accommodation:

Ground floor front shop area	12'2 x 13'10	170 sq. ft.	16 sq. m.
Rear room	12'7 x 12'11	165 sq. ft.	15 sq. m.
Hall / store room	9'9 x 7'6	75 sq. ft.	7 sq. m.
Cloak room / WC			
Kitchen / sunroom	7'2 x 13'3	96 sq. ft.	9 sq. m.
Landing store room	7'7 x 8'	62 sq. ft.	6 sq. m.
First floor rear room	11'9 x 12'4	148 sq. ft.	14 sq. m.
Front room	17'8 x 14'1	251 sq. ft.	23 sq. m.
Second floor room	15'5 x 13'1	203 sq. ft.	19 sq. m.
Store	6' x 10'2	61 sq. ft.	6 sq. m.
Rear yard with access from Downpatrick Street.			

Lease: A new lease is available by negotiation on three year increments.

Rent: The annual exclusive rent will be £10,000 payable by monthly standing order.

Rateable capital: £6,300 From lpsni.gov.uk

Rates payable per annum: £ 3,657 approximately.

Tenure: Believed to be Freehold.

Deposit: Before occupation the tenant will be required to pay a deposit equivalent to three months rent.

Repairs: Tenant responsible for internal repairs and a fair proportion of external repairs.

Insurance: Tenant responsible for payment of landlords building insurance.

VAT: All prices quoted are exclusive but may be liable to VAT.

Viewing: Strictly by appointment through Bill McKelvey Estate Agents.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. No. 24 is on the left beside Hazels newsagents. There is on street parking outside and a free public car park within walking distance on Downpatrick Street.