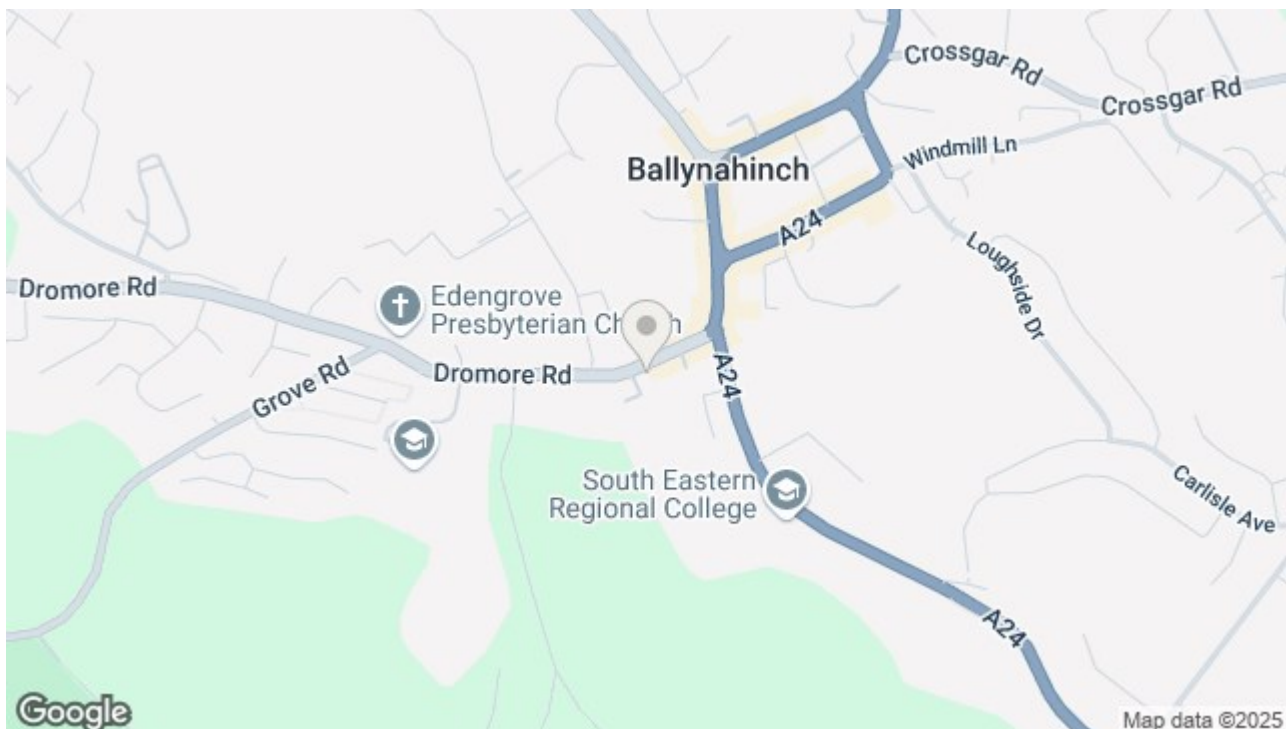




22, 24, 26, 28 AND 28A DROMORE STREET, BALLYNAHINCH, DOWN, BT24 8AG



OFFERS AROUND £350,000

### Exceptional Mixed-Use Investment Opportunity – Shops, Apartment & Two Terraced Houses

We are delighted to offer a rare opportunity to acquire a collection of five properties comprising a mix of residential and commercial units, ideal for investors seeking strong potential for capital growth and increased rental income.

#### Property Breakdown:

2 x Ground Floor Retail Units – Both shops are occupied by long-established businesses with a stable track record. These units offer excellent street frontage and footfall, making them a cornerstone of local commerce.

1 x First Floor Apartment – Located above one of the shops, this apartment offers one-bedroom accommodation. The apartment has living room, kitchen, bathroom and one bedroom. It also has off street parking.

#### 2 x Terraced Houses

House 1: A well-presented two-bedroom property in good condition and currently tenanted.

House 2: A potential two-bedroom home requiring internal completion. Ideal for investors or developers looking to add value through refurbishment.

#### Investment Highlights:

Attractive Yield Potential: Current rents are significantly below market value, presenting excellent scope for rental uplift.

Mixed-Use Asset: A balanced portfolio combining commercial and residential units in one convenient purchase.

Long-Term Tenants: The shops are let to well-established local businesses with consistent occupancy history.

Capital Growth Potential: Opportunity to enhance value through refurbishment of the unfinished terrace and possible modernisation of the apartment.



## At a glance:

- 2 Commercial and 3 residential units
- Popular location
- Long term tenants
- One town house needing furnished
- Two Town houses and one apartment
- Good investment
- Two well established shops
- Possible uplift on rents

### **22 Dromore Street,**

Karen Flowers shop,  
currently let out

### **24 Dromore street**

2 Bedroom terrace with  
yard to the rear

#### **Living room**

17'2 x 5'9

#### **Kitchen/ Dining**

10'0 x 7'4

#### **Downstairs w.c**

4'10 x 3'2

W.c and wash hand basin.

#### **Upstairs**

##### **Bedroom one**

15'0 x 7'3

##### **Bedroom two**

9'1 x 6'1

Front facing

#### **Bathroom**

9 x 3

Shower, w.c and wash hand  
basin.

#### **Outside**

Rear yard

### **26 Dromore Street**

Terrace house in the process  
of being refurbished.

#### **Living room**

55'9" x 22'11" x 26'2" x 13'1"

#### **Kitchen**

12'2 x 8'5

#### **Bedroom one**

#### **Shower room**

#### **Possible second bedroom**

#### **Rear garden**

### **28 dromore street**

Press on shop

#### **Shop**

30'3" x 12'2"

#### **Rear office**

13'0" x 12'0"

### **28a Dromore street**

1 bedroom apartment

#### **Living/ dining room**

#### **Kitchen**

#### **Shower room**

#### **Bedroom one**

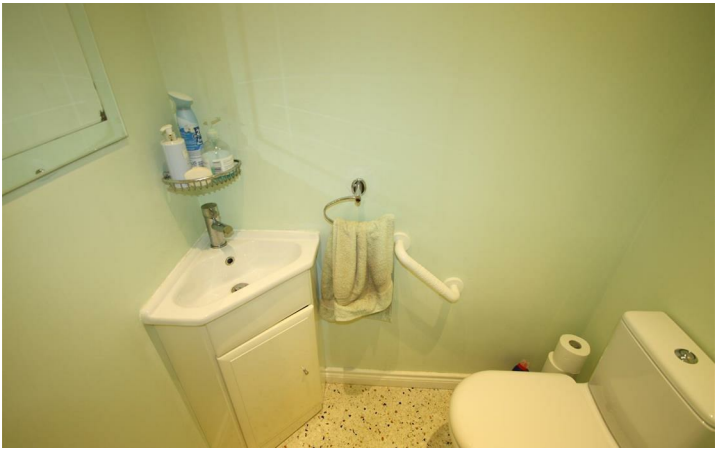
#### **Off street parking**







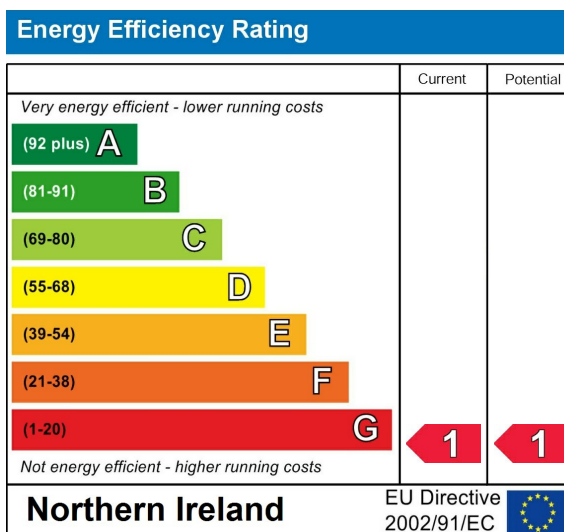














Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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