



17-19 HIGH STREET

Ballynahinch BT24 8AB

- Prominent Commercial Premises
- Prime High Street Location
- Serviced Office Accommodation over two floors - circa 3,340 Sq ft
- Site Extends to approx. 0.21 Acres
- Suitable for Commercial Investment or Re Development Opportunity
- Ample Private Parking to Rear
- Convenient location for main arterial routes

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

Offers Around £200,000

17-19 High Street , Ballynahinch, BT24 8AB



Description Continued

Serviced office accommodation over two floors extending to circa. 3340 sq ft (including attic storage) Prime High Street Location in the heart of Ballynahinch centre Current home of Ballynahinch Credit Union (re-locating to new town centre premises in the coming months) Site extending to 0.21 Acres / 0.09 Hectares offering potential development opportunity. Suitable for commercial investment or re-development opportunity The layout is ideally suited for

conversion into multiple serviced office suites or a single large corporate headquarters, subject to the necessary consents. Located within easy reach of local amenities, public transport links and main arterial routes.

Public Area

26'8" x 10'7" (8.13m x 3.23m)

Back Office

37'4" x 17'8" (11.38m x 5.38m)

Boardroom

28'3" x 14'6" (8.61m x 4.42m)
With air conditioning

Managers Office

10'3" x 14'9" (3.12m x 4.50m)

First Floor Kitchen Area

10'1" x 9'2" (3.07m x 2.79m)

Toilet Facilities

on both ground and first floor

File Room

31'7" x 13'6" (9.63m x 4.11m)

Basement Storage Area

Attic Storage Area

Floored and boarded; velux windows; heating and power.

Other Specifications

Lift
EPC D86



Directions



Floor Plan

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