

Tim Martin
co.uk



**2 Cross Street
Killyleagh
BT30 9QG**

**Offers Around
£99,950**

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An excellent opportunity to acquire this substantial property with development potential (subject to An excellent opportunity to acquire this commercial property, occupying a prominent position at the corner of Cross Street and High Street, in the heart of Killyleagh village.

The property was previously used as a community centre and enjoys spacious accommodation extending to approximately 1400 sqft or thereabouts over ground and first floor with kitchen and WC facilities. The property is suitable for a wide range of uses, subject to planning.

Killyleagh village boasts a wealth of local boutiques, coffee shops and eateries, whilst remaining in close proximity to Strangford Lough. Downpatrick, Newtownards and Belfast city centre are all easily accessible by both car and public transport.

Killyleagh is becoming an increasingly popular area to reside, with its close proximity to Strangford Lough, providing beautiful coastal walks and water sports. Furthermore, Downpatrick, Comber and Belfast are all within convenient commuting distance.

Ground Floor

Approx. 85.7 sq. metres (922.5 sq. feet)



First Floor

Approx. 81.2 sq. metres (874.5 sq. feet)



Photography and Floor plans by houseflyni.co.uk #flyonthewallpropertymarketing
Plan produced using PlanUp.

2 Cross Street, Killyleagh

ACCOMMODATION

GROUND FLOOR

HALL/FUNCTION ROOM

520ft² (approx); glazed wooden entrance door with matching side panels and fan light over; ample light and power points; stairs leading to first floor.

KITCHEN

115ft² (approx); Good range of wood laminate cupboards incorporating single drainer stainless steel sink unit; formica worktops; integrated oven and hob with extractor hood over.

REAR HALLWAY

Access on to High Street; stairs to first floor.

BOILER ROOM

With Riello oil fired boiler.

STORE

With PVC oil storage tank.

FIRST FLOOR

HALL/FUNCTION ROOM

647ft² (approx); vaulted tongue and groove ceiling with exposed beams; fluorescent lights and ample power points.

LADIES WC

25ft² (approx); white suite comprising low flush wc & pedestal wash hand basin; fluorescent light; extractor fan.

GENTS WC

25ft² (approx); white suite comprising low flush wc & pedestal wash hand basin; fluorescent light; extractor fan.

OFFICE

59ft² (approx); fluorescent light; telephone connection point.

TOTAL NAV

£5950.00

RATES PAYABLE

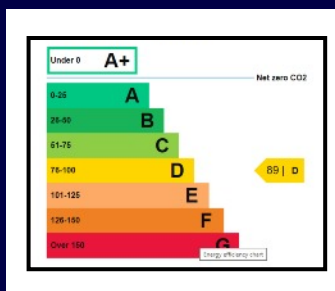
£3115.62 per annum (approx).











Comber

27 Castle Street, Comber, BT23 5DY

T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA

T 028 97 568300

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