

Tim Martin
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17 - 19 Main Street
Saintfield
BT24 7AA

Price Guide
£400,000

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SUMMARY

Situated in a prominent position on the main street., we are pleased to offer the former bakery premises with off street parking accessed from Main Street and Birch Lane with additional stores to the rear.

The property includes an additional retail shop, currently let to a card and fancy good shop, and first floor premises let to a nail / beauty boutique.

The property provides a good rental income and provides the opportunity for the owner / occupier and / or investor wishing to acquire premises which are versatile and suit a wide range of needs.

For Sale as a Whole or in Lots

17 Main Street £250,000

17a Main Street £150,000

FEATURES

17 Main Street

Shop

503 Sqft

Wood laminate floor; diffused fluorescent lighting.

Kitchen

81 Sqft

Single drainer stainless steel sink unit with mixer taps; range of floor level cupboards and storage shelves; fluorescent lighting.

WC

White low flush WC and wash hand basin; half tiled walls.

Outside

Rear paved yard.

Total NAV

£7,400.00. Rates Payable = £4445,80 Per Annum (Approx)

17A Main Street

Shop

16'8 x 12'1 (5.08m x 3.68m)

201 Sqft

Ceramic tiled floor; diffused lighting.

Rear Shop

17'4 x 15'10 (5.28m x 4.83m)

275 Sqft

Ceramic tiled floor; single drainer stainless steel sink unit with mixer taps; range of high level cupboards; LED lighting; built in cupboard; corner wash hand basin.

Former Bakery

25'8 x 14'10 and 10'8 x 10'4 (7.82m x 4.52m and 3.25m x 3.15m)

Non slip quality tiled floor; tiled walls; LED lighting; twin tub double drainer stainless steel sink unit.

Store One

18'8 12'7 (5.69m 3.84m)

235 Sqft

LED lighting.

Store Two

17'9 x 11'2 (5.41m x 3.40m)

199 Sqft

LED lighting

First Floor / Landing

16'0 x 7'7 (4.88m x 2.31m)

121 Sqft

Office

20'5 x 16'2 (6.22m x 4.93m)

331 Sqft

Tiled fireplace; LED lighting.

Office

9'3 x 7'6 (2.82m x 2.29m)

69 Sqft

Telephone connection point; fluorescent light.

Kitchen

9'3 x 8'4 (2.82m x 2.54m)

77 Sqft

Double drainer stainless steel sink unit with cupboard and drawers under; fluorescent light; extractor fan; insulated copper cylinder and Willis type immersion heater.

Outside

Double entrance gates to passage leading to:-

Spacious Gravelled Yard

With ample parking; rear access from Birch Lane.

Gents WC

White suite comprising low flush WC; corner wash hand basin with tiled splash back; tiled floor.

Ladies WC

White suite comprising low flush WC; corner wash hand basin with tiled splash back; tiled floor.

Store

22'2 x 14'6 (6.76m x 4.42m)

322 Sqft

Double doors.

Store

15'6 x 5'6 (4.72m x 1.68m)

85 Sqft

Store

12'10 x 12'3 (3.91m x 3.73m)

157 Sqft

Loft**Note**

A right of way exists for the benefit of first Saintfield Presbyterian Church over the first few yards of the passage to the rear yard.

Total NAV

£2,550.00. Rates Payable = £1,501.96 Per Annum (Apporx)

Leases

The former bakery premises are vacant.

17 and 17a Main Street are currently let - details available from the agent.





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		

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