

Tim Martin
— .co.uk



**19 Main Street
Saintfield
BT24 7AA**

**£16,500 Per
Annum**

www.timmartin.co.uk
Telephone 028 91 878956

A rare opportunity to rent a well-positioned commercial property situated in a highly visible and accessible location on Main Street, Saintfield.

Previously operating as a successful bakery, the premises offer excellent frontage and footfall. The ground floor comprises a spacious retail area, while to the rear are storage rooms and former bakery.

The first floor provides a offices, and would suit a variety of occupiers.

Off street parking is accessed from Main Street and Birch Lane with additional stores to the rear.

19 Main Street

Shop
16'8 x 12'1
201 Sqft
Ceramic tiled floor; diffused lighting.

Rear Shop
17'4 x 15'10
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
Non slip quality tiled floor; tiled walls; LED lighting; twin tub double drainer stainless steel sink unit.

Store One
18'8 12'7
235 Sqft
LED lighting.

Store Two
17'9 x 11'2
199 Sqft
LED lighting

First Floor / Landing
16'0 x 7'7
121 Sqft

Office
20'5 x 16'2
331 Sqft
Tiled fireplace; LED lighting.

Office
9'3 x 7'6
69 Sqft
Telephone connection point; fluorescent light.

Kitchen
9'3 x 8'4
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
322 Sqft
Double doors.

Store
15'6 x 5'6
85 Sqft

Store
12'10 x 12'3
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
£9,450.00






Rates Payable
£5,677.41 Per Annum (Approx)

Term
By Negotiation


Deposit
3 months rent

VAT
All prices, outgoings etc are exclusive of but maybe subject to V.A.T

Viewing
By Appointment With 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 | | |
| Northern Ireland | | EU Directive 2002/91/EC |

Comber 

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Saintfield

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T 028 97 568300

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