



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 Saft

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.

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 Saft

LED lighting

Store Two 17'9 x 11'2

199 Saft

LED lighting

First Floor / Landing 16'0 x 7'7

121 Saft

Office

20'5 x 16'2

331 Saft Tiled fireplace; LED lighting

Office

9'3 x 7'6 69 Saft

Telephone connection point: fluorescent light

Kitchen

9'3 x 8'4

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.

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

Store

22'2 x 14'6

322 Saft Double doors

Store

15'6 x 5'6

85 Saft

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)

By Negotiation

Deposit

3 months rent

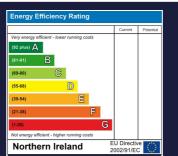
VAT

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

Viewing

By Appointment With The Agent





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