

Tim Martin
— .co.uk



10 Main Street
Saintfield
BT24 7AA

£10,000 Per
Annum

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Telephone 028 91 878956

SUMMARY

An excellent opportunity to rent this prime pitched ground floor unit with first floor accommodation and an enclosed courtyard and large store to the rear, situated in the heart of Saintfield village.

The unit extends to approximately 800 sqft with the ground floor comprising of a bright and spacious retail unit with WC, whilst the first floor boasts two offices and a store. Outside, there is an enclosed rear courtyard with access to a large store which extends to approximately 276 sqft. The unit is available immediately and is suitable for a wide range of uses (subject to planning and landlord's approval).

Saintfield village has a population of approximately 3588 (2021 Census) and is thriving with many local boutiques, coffee shops, restaurants and an excellent choice of primary and secondary schools, making this a popular area to reside. An excellent commuter route allows for a convenient commute to Belfast and Downpatrick via the main A7 road.

FEATURES

- Prime Pitched Unit in the Heart of Saintfield Village
- Comprising of Ground and First Floor Accommodation and WC
- Enclosed Courtyard to the Rear
- Large Rear Store Extending to Approximately 276 Sqft
- Situated Amongst a Mix of New and Well Established Businesses
- Benefitting from Excellent Footfall and Passing Trade
- Situated in a Thriving Village with Excellent Schools and Amenities
- Convenient to Lisburn, Downpatrick and Belfast
- Available Immediately and Suitable for a Wide Range of Uses (Subject to Planning and Landlord's Approval)



Retail

350 Sqft Approx

Glazed hardwood entrance door; display window; recessed spotlights; ample power points; tiled floor.

Rear Hallway

Tiled floor; glazed Upvc door to rear.

WC

47 Sqft Approx

White suite comprising low flush WC; wall mounted wash hand basin with mono mixer taps; tiled floor.

First Floor**Office**

286 Sqft Approx

Store

36 Sqft Approx

Plumbing for WC and wash hand basin.

Office

37 Sqft Approx

Flourescent light.

Outside

Enclosed courtyard laid out in decorative gravel; seating area.

Store

276 Sqft Approx

Light and power point.

Total NAV

£5,900.00

Rates Payable

£3,545.00

Please note all prospective tenants should make their own enquiries to confirm the NAV/rates payable.

Term

By Negotiation

Deposit

3 months rent

Repairs

Full Repairing and Insuring Lease

V.A.T

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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