

Tim Martin
.co.uk



4-6 Comber Street
Saintfield
BT24 7AZ

Price On
Application

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SUMMARY

An excellent opportunity to acquire this prominent commercial property, situated in the heart of Saintfield village.

The property comprises of a ground floor retail unit, formerly used as a butcher and first floor office accommodation, formerly used as an Accountants additional storage is located on the second floor. The property is suitable for a wide range of commercial uses, subject to planning.

Saintfield village is thriving with many local boutiques, coffee shops, restaurants and an excellent choice of schools, whilst enjoying excellent connectivity to Lisburn, Downpatrick and Belfast city centre.

FEATURES

- Prominent Commercial Property Situated in the Heart of Saintfield Village
- Comprising of a Ground Floor Retail Unit – Formerly Used as a Butcher
- First Floor Office Accommodation – Formerly Used as an Accountants
- Additional Storage Located on the Second Floor
- Located Amongst New and Well Established Businesses
- Suitable for a Wide Range of Uses – Subject to Planning
- Excellent Connectivity to Lisburn, Downpatrick and Belfast



Total area: approx. 297.7 sq. metres (3203.9 sq. feet)

Photos and Plans by housefyri.co.uk

Plan produced using PlanUp.

4-6 Comber Street, Saintfield

Number 6 - Former Butchers

Retail Area

370 Sqft

Glazed hardwood entrance door; bay window; PVC wall cladding; diffused fluorescent light; power points; glazed Upvc door to side; PVC tongue and groove ceiling; under stairs storage area (aprox 34 Sqft)

Preparation Area

154 Sqft

Twin stainless steel sink unit with mixer taps; PVC wall cladding.

Walk in Fridge

38 Sqft

Friga - Bohn refrigeration unit.

Kitchen

131 Sqft

Single drainer stainless steel sink unit with mixer taps; cupboards under; laminate worktop; wall mounted wash hand basin with chrome taps; extraction hood; tile effect PVC wall cladding; PVC tongue and groove ceiling; access to rear yard.

Store

138 Sqft

Tile effect PVC wall cladding; PVC tongue and groove ceiling; diffused fluorescent lighting.

Rear Hall

WC

38 Sqft

White suite comprising wall mounted wash hand basin with Redring hot water tap; dual flush WC.

Outside

Enclosed Rear Yard

Delivery / service access onto Comber Street via a roller shutter door (8'0 (W) x 8'0 (H))

Walk in Fridge

54 Sqft

Number 4 Comber Street - Former Accountants

Ground Floor

Entrance

Glazed aluminium entrance door.

Reception Area

163 Sqft

Fluorescent lighting; telephone connection point and power points; reception desk.

Stairs to First Floor / Landing

Pedestal wash hand basin with Sadia hot water tank.

Office

216 Sqft

Fluorescent lighting; telephone connection point; power points.

Office

122 Sqft

Fluorescent lighting; telephone connection point; power points.

Office

90 Sqft

Fluorescent lighting; telephone connection point; power points.

File Room

78 Sqft

Fluorescent lighting; power points.

Office

116 Sqft

Telephone connection point; power points; PVC tongue and groove ceiling.

Office

197 Sqft

Telephone connection point; power points

Office

152 Sqft

Telephone connection point; power points; fluorescent lighting.

Kitchen

50 Sqft

Single drainer stainless steel sink unit with mono mixer taps; range of wood laminate cupboards; fluorescent lighting.

WC

13 Sqft

Low flush WC

WC / Cloakroom

42 Sqft

Dual flush WC

Second Floor / Landing**Store**

174 Sqft

Limited head height

Store

141 Sqft

Limited head height

Store

285 Sqft

Velux window

Total NAV

Number 4: £3170

Number 6: £7000

Rates Payable

Number 4: £1959

Number 6: £4328

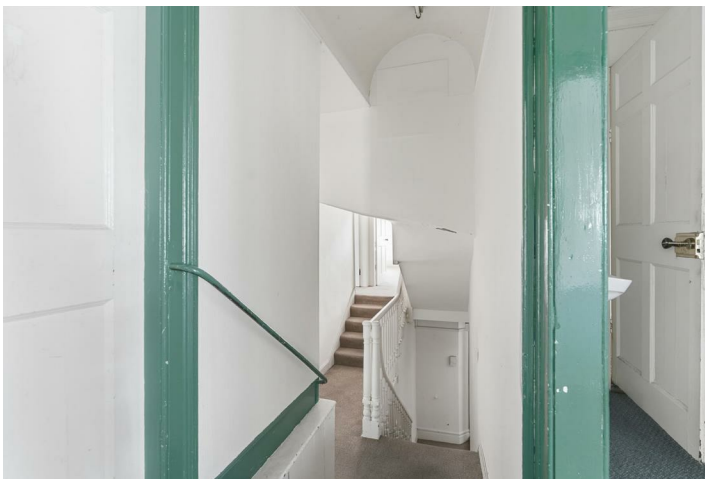
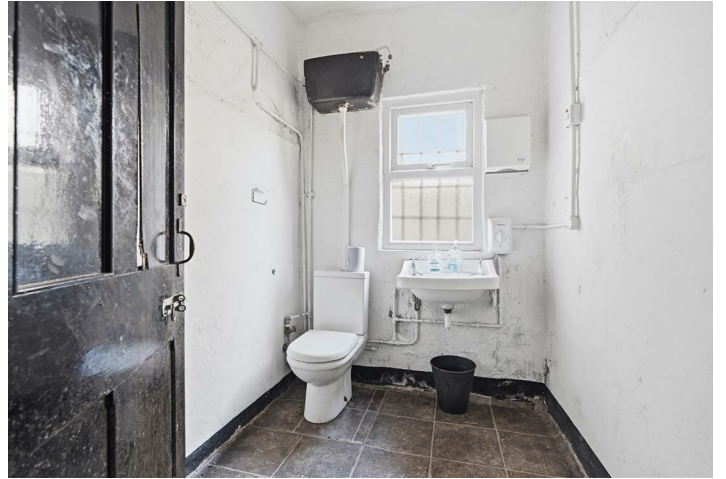
Please Note

Purchasers should make their own enquiries to confirm the NAV / Rates Payable

VAT

All prices, outgoings etc are exclusive of, but may be liable to VAT









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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Saintfield
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 T 028 97 568300

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