



Unit 3 96 Carryduff Road

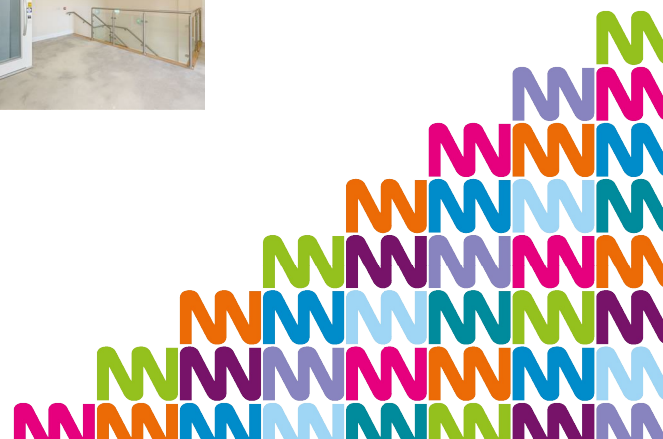
Ballynahinch
BT27 6YL

£20,000 Per Annum

- Ground floor - 1402 square feet
- First floor - 1091 square feet
- Kitchen - 30 square feet
- Total Sq Ft - 2523
- High specification
- Disabled access lift
- Prominent Location
- Ample On-Site Parking
- Gas Fired Central Heating
- EPC: B48



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		





An excellent office/retail suite located in a prominent position on the main Carryduff Road which connects Carryduff to Ballynahinch. Belfast is located approximately nine miles North of the site and is easily accessible by public transport. Internally the offices are fitted to a high standard to include suspended ceilings, Painted plastered walls Calor gas fired central heating, Disabled access lift, Male/female/disabled WC's and Incorporated recessed strip lighting. The offices are generally open plan to include a reception area and a kitchen. The property further benefits from excellent on site parking.

GROUND FLOOR

1402 square feet

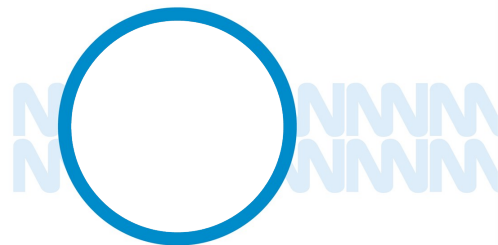
FIRST FLOOR

1091 square feet

KITCHEN

30 square feet

TOTAL: 2523 square feet



For any enquiry relating to this property, please contact

Lyndsay McQuoid

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Ballynahinch BT24 8AB

028 9756 4400

Downpatrick Branch

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Downpatrick BT30 6LP

028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS

028 4062 2226

Carryduff Branch

14B Ballynahinch Road
Carryduff BT8 8DN
028 9081 2422

General Enquiries

ballynahinch@quinnestateagents.com



Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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