

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

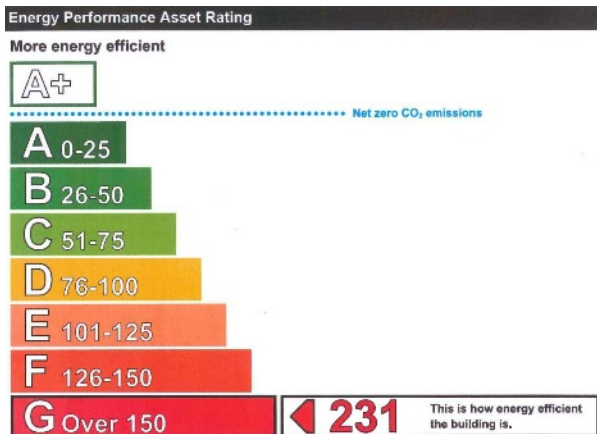
## TO LET

### 82 Main Street Saintfield



- C. 700 sq. ft. two storey office / retail unit.
- Prominent location in the bustling heart of this attractive and affluent village.

## T: 028 9751 9996



### Ground floor

Front shop area 203 sq. ft.  
 Rear room 163 sq. ft.  
 Rear yard  
 Rear shed 226 sq. ft.  
 With access from Fairgreen Lane.

### First floor

WC  
 Front room 167 sq. ft.  
 Rear room 164 sq. ft.

**Lease:** A new lease is available for a minimum term of 3 years.

**Rent:** The annual exclusive rent will be £7,500 per annum payable by monthly standing order.

**Rateable value:** £4,350 (from lpsni.gov.uk).

**Rates payable per annum:** approx. £2,400.

**Deposit:** Before occupation the tenant will be required to pay a deposit equivalent to three months rent.

**Repairs:** Tenant responsible for internal repairs and a fair proportion of external repairs.

**Insurance:** Tenant responsible for payment of landlords building insurance.

**Management:** Tenant responsible for landlords agents management fees.

**VAT:** All prices quoted are exclusive but may be liable to VAT.

**Viewing:** Strictly by appointment with agent.

**Directions:** Coming into the village on the A7 from Belfast at the crossroads turn right onto Main Street. No. 82 is on the left at the top of the street near the roundabout.