

Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

TO LET 70 Main Street Saintfield



- Three storey shop or office premises
- Prominent location in the bustling heart of this attractive and affluent village

T: 028 9751 9996

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 129

This is how energy efficient the building is.

Accommodation: Entire three storey building.

The ground floor retail area extends to approx. 925 sq. ft.

The upper floors extend to approx. 760 sq. ft. each.

Lease: A new lease is available by negotiation on three year increments.

Rent: The annual exclusive rent will be £10,500 payable by monthly standing order.

Rateable capital: £ 7,800 (From Ipsni.gov.uk).

Rates payable per annum: £4,274 approximately.

Tenure: Believed to be Freehold.

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 through this office.