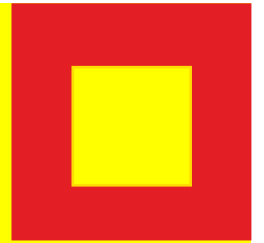


Bill McKelvey



76 Main Street Saintfield BT24 7AB
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Estate Agent
Auctioneer
Property Consultant

FOR SALE

Commercial Premises 15 Windmill Business Park Saintfield



Attractive commercial premises for sale extending to 2400 sq . ft. / 220 sq. m. Windmill Business Park is located on Windmill Road within walking distance of Main Street and close to main arterial routes.

- Oil fired central heating
- Security alarm
- Fire alarm

T: 028 9751 9996

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 78 This is how energy efficient the building is.

Accommodation:

Shop area 14'9 x 34'9 / 4.5 x 10.6m

Wood effect laminate flooring.

Office area 14'5 x 13'10 / 4.4 x 4.2m

Show room 14'5 x 32' / 4.4 x 9.8m

Work room 14'8 x 25'9 / 4.5 x 7.9m max.

Rear hall

Stairs to first floor.

Access to fire escape.

Cloak room

Wash hand basin with mixer tap, WC and extractor fan.

First floor mezzanine work area 34'6 x 15'8 / 10.5 x 4.8m

Kitchen 14' x 10 / 4.3 x 3m max.

Stainless steel single drainer sink unit with mixer tap.

Range of high and low level cupboards.

Store room 5'9 x 9'6 / 1.8 x 2.9m

Asking price: Offers in the region of £160,000.

Rateable NAV: £5,250 (From Ipsni.gov.uk)

Rates payable per annum: £3,000 approximately.

Tenure: Believed to be Leasehold.

Maintenance fee: £108 per year for sewers.

Viewing: Strictly by appointment with agent.

Directions: Coming into Saintfield on the A7 from Belfast. Take the 2nd left into Windmill Road. The business park is at the end of the road on the right.