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Estate Agent
Auctioneer
Property Consultant

FOR SALE

Shamrock House 56 & 58 Main Street Saintfield



The historic Shamrock House on Main Street was once the local Drapers owned by the Miskelly family and later the Burgess. In recent times it was an excellent Spar convenience store. The shop unit is situated in a prime location with the addition of an adjoining four bedroom house and large rear garden.

- **2,000 sq. ft. / 190 sq. m. shop**
 - **Four bedroom house**
 - **3 Phase electricity**
 - **Part double glazed**
- **Oil fired central heating and air conditioning**

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Shop

23' x 90'

Food preparation area with hot and cold water.

Suspended ceiling with lights.

Air conditioning.

Three phase electricity.

Rear store

13'6 x 21'4

Back hall

15'10 x 11'5

Door to back yard.

Stairs to first floor.

First floor storage room

28'5 x 31'5

Upper hall**Store rooms****Canteen**

9' x 16'6

Range of kitchen units.

Stainless steel single drainer sink unit with mixer tap.

Immersion heater.

Office

12'6 x 9'3

House**Entrance hall**

Stairs to first floor.

Lounge

19'3 x 17'8 max.

Fireplace with mahogany surround and back boiler.

Picture rail.

Ceiling cornicing.

Two double panel radiators.

Wired for wall lights.

Door to shop.

Kitchen

9'4 x 20'2 max.

Range of high and low level oak units with glass display cabinets and integral appliances including Hotpoint double oven, ceramic hob and fridge freezer.

Stainless steel single drainer sink unit with mixer tap.

Plumbed for dishwasher.

Tongue and groove panelled ceiling with spot lights.

Tiled floor and part tiled walls.

Double panel radiator.

First floor**Landing**

Two single panel radiators.

Corniced ceiling.

Access to loft.

Double glass doors to:





Drawing room

15'1 x 14'3 min.
Picture rail.
Cornicing and ceiling rose.
Wired for wall lights.
Two double panel radiators.

Bedroom 2

8'5 x 19'2
Corniced ceiling.
Picture rail.
Double panel radiator.

Bedroom 3

10'7 x 14'11
Corniced ceiling.
Picture rail.
Feature fireplace with painted wooden surround.
Double panel radiator.

Bedroom 1

11'6 x 19'2
Corniced ceiling.
Picture rail.
Single panel radiator.

Bedroom 4

10'11 x 13'6
Single panel radiator.

Cloak room

Pedestal wash hand basin and WC.
Tiled walls.
Tongue and groove panel ceiling.
Linen cupboard.

Bathroom

12'2 x 7'8
Champagne colour suite comprising corner bath, pedestal wash hand basin, WC and shower enclosure with Mira Sport electric shower.
Tiled walls.
Tongue and groove panel ceiling.
Wired for wall light.
Single panel radiator.

Utility room

15'3 x 9'6
Excellent range of high and low level units.
Stainless steel double drainer sink unit with mixer tap.
Part tiled walls.
Plumbed for washing machine.

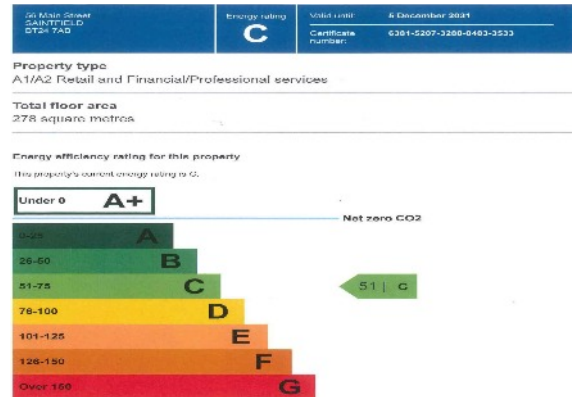
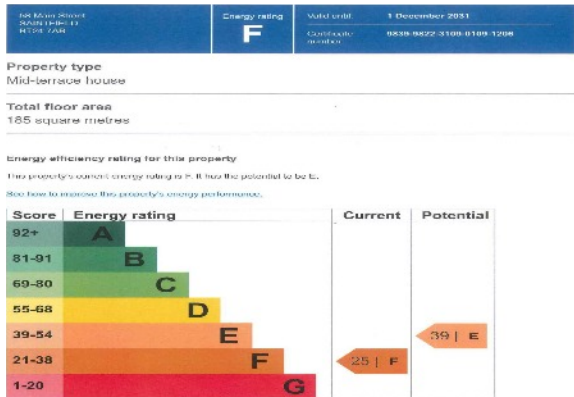
Hall

Storage area.
Leading to first floor storage room of shop.

Exterior

Archway from Main Street leading to concrete driveway.
PVC oil tank.
Extensive rear garden extending to approximately 0.2 acres.
Outside toilet and range of sheds.





Price: Offers in the region of £399,950

Commercial NAV: £18,200 (From Ipsni.gov.uk)

Rates payable per annum: Approximately £9,445

Domestic Rateable Capital: £190,000

Rates payable per annum: Approximately £1,609

Tenure: Believed to be Freehold.

Viewing: Strictly by appointment with agent.

(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary. The asking price excludes carpet, curtains and blinds).