

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## TO LET

Ground floor shop  
84 Main Street  
Saintfield



Attractive shop unit situated on Main Street, the conservation area of this affluent village, a short walk from the car park and with access to the rear.

T: 028 9751 9996

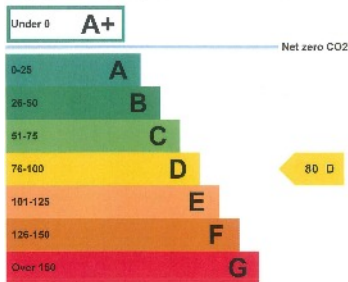
84 Main Street SA1 7PE, G B724 7J9	Energy rating <b>D</b>	Valid until 18 June 2023
		Certificate Number 4335-1493-7798-6310-7608

Property type  
A1/A2 Retail and Financial/Professional services

Total floor area  
45 square metres

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Ground floor shop area 13'1 x 29'9  
Kitchen area 9'10 x 9'  
WC

Total area C 500 sq. ft. / 46 sq. m.

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

**Rent:** The annual exclusive rent will be £6,500 payable by monthly standing order in advance.

**Rateable capital:** £5,400 From Ipsni.gov.uk.

**Rates payable per annum:** £2,980.

**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.

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

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

**Directions:** Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. No. 84 is on the left near the end of the street. There is on street car parking nearby and in the car park at the end of the street.