

# Bill McKelvey



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Estate Agent  
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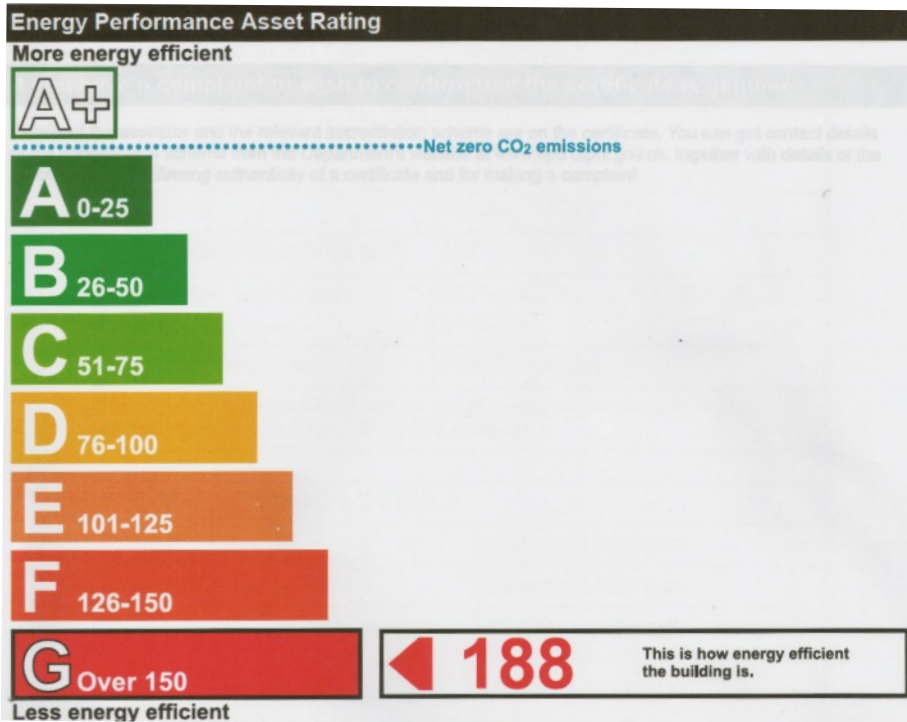
## **TO LET**

### Second floor offices 28B Main Street Saintfield



- An attractive second floor office in this attractive period property overlooking this affluent village.
- The property is a Georgian town house with high ceilings and the ambience of a bygone era.
- The premises would be ideal for a professional practice requiring offices with accessible parking.
- The second floor extends to 515 sq. ft.

**T: 028 9751 9996**



**Second floor**

Right Office 290 sq. Ft. 29 sq. m.

Left Office 162 sq. ft. 15 sq. m.

Store

Access to shared kitchen and WC on first floor.

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

**Rent:** The annual exclusive rent will be £2,000 payable monthly in advance.

**NAV:** £1,450

**Rates payable per annum:** Approx. £800

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

**Service Charge:** Tenant to pay proportion of the costs incurred in respect of providing cleaning, Lighting, heating and maintaining common areas and toilets, insurance and management.

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

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

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

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