

Bill McKelvey



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Estate Agent
Auctioneer
Property Consultant

TO LET

420 sq. ft. Shop
20 Main Street
Saintfield



Attractive shop unit situated in a busy part of Main Street with accessible parking nearby. This property located in the conservation area of this busy and affluent village benefits from an unusually large shop window and has been renovated to a high standard. There is a store to the rear.

T: 028 9751 9996

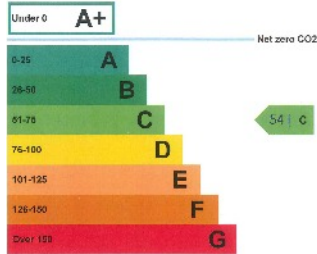
20 King Street DUNFEE BT14 7AA	Energy rating C	MR: 1111 27 April 2022
	Occupational Reference	2875-5295-0419-9846-1864

Property type
A1/A2 Retail and Financial/Professional services

Total floor area
57 square metres

Energy efficiency rating for this property

The property's current energy rating is:



Properties are rated on a scale from A+ (most efficient) to G (least efficient).

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

The Energy Performance Certificate (EPC) for this property is available at: <https://www.epc.opendatacube.com/dataset/2875-5295-0419-9846-1864>

ACCOMMODATION

L shaped shop area 11'9 x 20'7 + 17' x 10'2
 Store 12'9 x 7'2
 Kitchen 7'2 x 8'2

Detached 2 story storage unit

Hallway / Kitchen area
 Front storage room 8'4 x 10' (including boiler)
 Rear storage room 13'6 x 14'2
 WC
 First floor storage room 12'4 x 13'7

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

Rent: The annual exclusive rent will be £10,000 per annum payable by monthly standing order.

Rateable capital: £7,300 (From lpsni.gov.uk)

Rates payable: approx. £3,823 per annum.

Energy Performance Rating: C54.

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.

Directions: From the A7 Downpatrick to Belfast Road at the crossroads turn into Main Street. No. 20 is on the left.