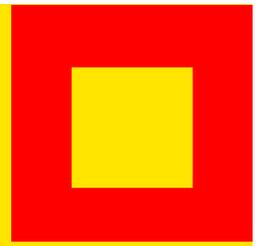


Bill McKelvey



76 Main Street Saintfield BT24 7AB
www.billmckelvey.co.uk

Estate Agent
Auctioneer
Property Consultant

TO LET 10 Main Street Saintfield

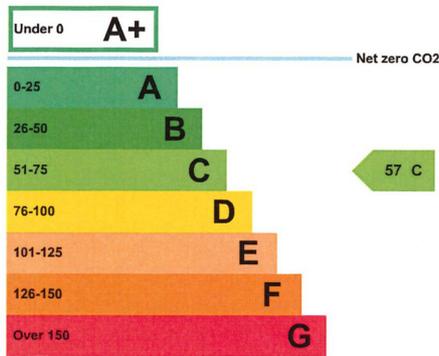


Attractive shop and first floor retail accommodation, C. 1100 sq. ft. / 100 sq. m.

Prominent location in the bustling heart of this affluent village.

T: 028 9751 9996

This property's energy rating is C.



Accommodation

Ground floor shop area 13'8 x 25'9

Rear area with access to courtyard, WC and stairs to first floor.

First floor front room 13'7 x 21'8

Rear room 8'5 x 8'7

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

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

Rateable Value: £5,900.00. **Rates payable per annum:** £3,500.00 approx.

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

Repairs: Tenant responsible for internal 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 agents.

Directions: Coming into Saintfield on the A7 from Belfast at the crossroads turn right onto Main Street. The property is on the left.

ID: As a business carrying out estate agency work when we enter into a relationship with a customer we are required to verify the identity of landlords and tenants as outlined in Money Laundering and Financial Sanctions Regulations. In accordance with legislation any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with us. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

Bill McKelvey, for himself and for the Vendors/Landlords of this property whose agents they are, give notice that:- (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) Neither Bill McKelvey nor any person in his employment has any authority to make or give representation or warranty in relation to this property.