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T

TO LET

6–8 Main Street, Ballynahinch BT24 8DN

Modern Retail Accommodation extending to c. 510 sq m (5,500 sq ft)

LOCATION

Ballynahinch is a market town within the Newry, Mourne and Down District Council, conveniently located on the A24 and c. 15 miles south of Belfast City.

The subject is prominently located on Main Street at its junction with High Street and Lisburn Street and benefits from high volumes of pedestrian and vehicular traffic.

DESCRIPTION

The subject comprises a modern end of terrace commercial premises of traditional construction, with a two storey building to the front and single storey to the rear. There is a painted smooth render to the front with aluminium framed double glazed windows and doors.

The **ground floor**, which has DDA compliant access, is configured to provide modern open plan retail space of c. 3,900 sq ft to include rear storage.

The **first floor** comprises offices, stores, kitchen and WC facilities.

Internal fit out includes:

- Aluminium shop fronts and double doors
- Ground floor electrically operated roller shutter doors
- Tiled floors
- Lift access to first floor storage and staff office areas
- Suspended ceilings, LED lighting and aircon
- Fire panel

ACCOMMODATION

DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

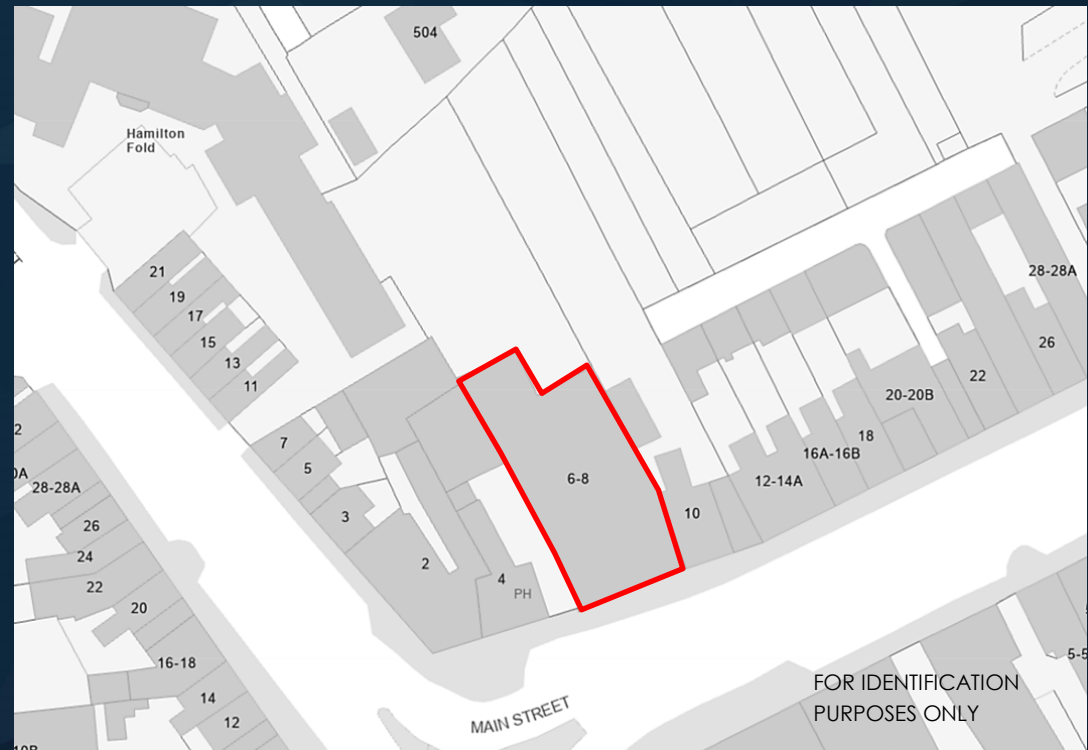
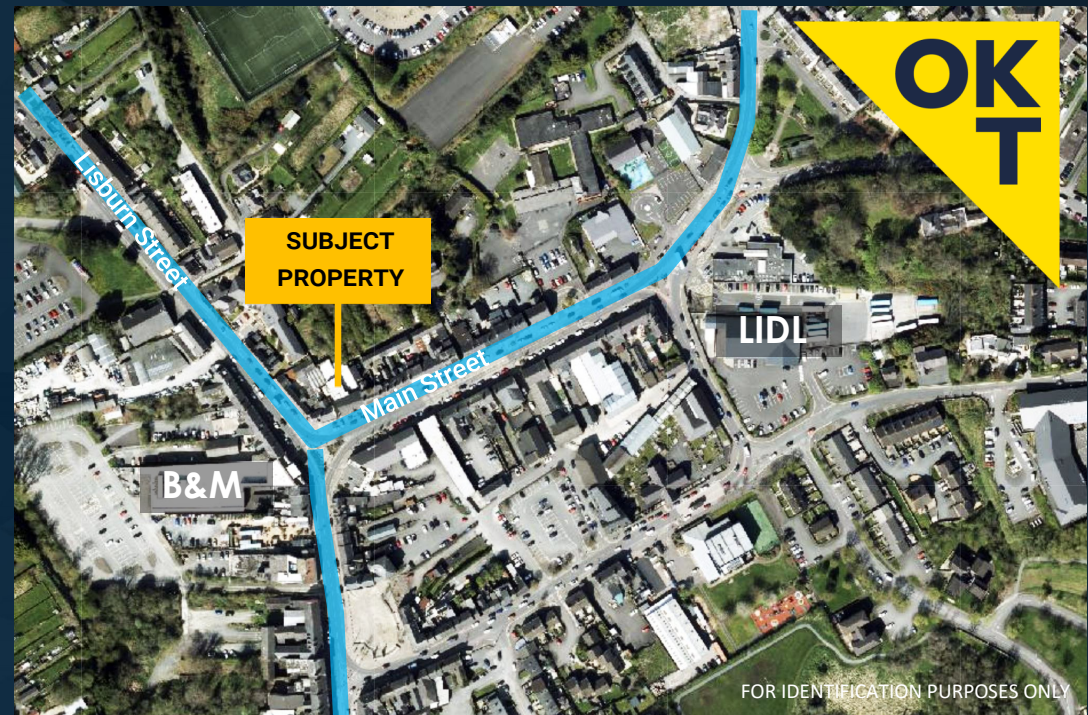
GROUND FLOOR

Retail Area	325	3,500
Storage	37	400

FIRST FLOOR

Stores	148	1,600
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TOTAL ACCOMMODATION	510	5,500
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LEASE DETAILS

RENT: On application
TERM: Negotiable
REPAIRS / INSURANCE: Full repairing and insuring lease
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

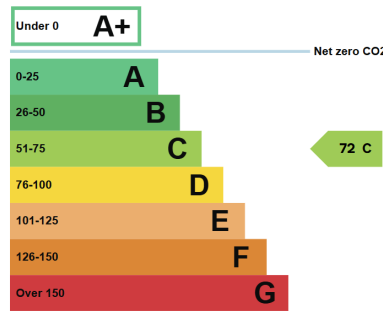
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £25,900

Estimated Rates Payable in accordance with LPS website:
£15,560.31

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 10249

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

MARK PATTESON

mark.patterson@okt.co.uk

JAMES CHRISIE

james.christie@okt.co.uk

