

Tim Martin
— .co.uk



11-13 The Square, Belfast Road
Ballygowan
BT236HY

£3,500 Per Annum

www.timmartin.co.uk
Telephone 028 91 878956

An excellent opportunity to rent this ground floor unit, situated in the heart of Ballygowan village, amongst new and well-established businesses and many residential developments.

The unit extends to approximately 250 sqft or thereabouts and is suitable for a wide range of uses (subject to planning and landlords approval) and benefits from excellent passing trade and footfall. Off street parking is located outside the premises.

Ballygowan remains in close proximity to the villages of Killinchy, Comber and Saintfield, whilst Belfast is only a short commute away.

Retail Area

176 sqft (Average measurements)
Aluminium entrance door; power points; ceiling with diffused fluorescent lighting.

Kitchen

59 sqft.
Single drainer stainless steel sink unit with mixer tap; fluorescent light.

WC

13 sqft.
Low flush wc.

Rent

£3500.00 per annum (exclusive)

Total NAV

£3150.00

Rates Payable

£1706.48

PLEASE NOTE

All prospective tenants should make their own enquiries to confirm the NAV/Rates Payable

Lease

By Negotiation - On A Full Repairing And Insuring Lease.

Term

By Negotiation

Deposit

Totalling 3 Months Rent

Water Charges

£200 (approx) every 6 months

V.A.T

All prices, outgoings etc. are exclusive of but may be subject to VAT.

Use

Subject To Landlord's Approval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

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