



QUINN

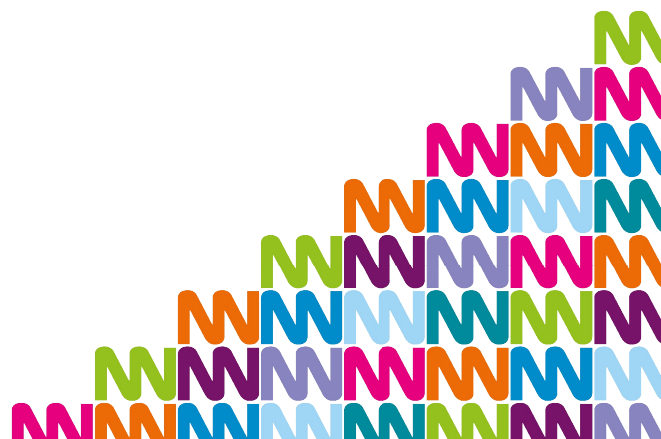


**4a Church Street**  
 Ballynahinch  
 BT24 8AF

**£300 Per Month**

- Town Centre Retail Unit
- Excellent Location
- Affordable Rent
- Rates To Be Paid By Tenant
- Flexible Lease Terms
- 41 Square Meters
- EPC: D76
- [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)
- Viewing By Appointment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





An excellent opportunity for an existing business or a business start up to rent a town centre retail unit at a very affordable monthly rent and flexible lease terms. The unit is in close proximity to a number of popular Ballynahinch shops and within a short distance of on street and paid car parking spaces.

The unit can be viewed by appointment and can be arranged by contacting our Ballynahinch branch on 02897564400 or by emailing [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

#### USE

The unit is currently retail. Other uses may be possible but subject to planning.

#### VAT

The building is not currently subject to VAT and therefore the quoted rent is the total payable.

#### FLEXIBLE LEASE TERMS

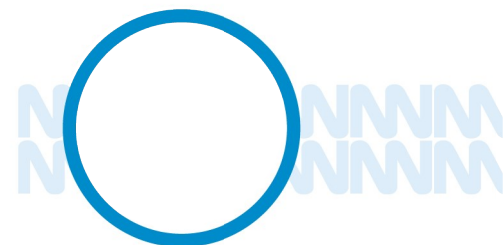
The owner of the property is open to flexible lease terms to allow for a start up business to commence without the pressure of a long fixed lease.

#### LOCATION

The property is located just off High Street and has a variety of successful businesses close by including Iceland Foods, Paul McMullan Solicitors, JJ Donnelly, Subway, Quinn Estate Agents, Ritchie & McLean Mortgage Solutions and RNN Communications.

#### RATES

The tenant would be responsible for the payment of rates.



For any enquiry relating to this property, please contact

**Lyndsay McQuoid**

[lyndsay@quinnestateagents.com](mailto:lyndsay@quinnestateagents.com)  
07751667239

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB

**028 9756 4400**

#### Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP

**028 4461 2100**

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

#### General Enquiries

[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.