

FOR SALE

# 44-50 Main Street

Ballynahinch, BT24 8AW

Three Town Centre Commercial Buildings



savills



Three prominent town centre buildings.



A two storey semi-detached refurbished building.



A detached two storey modern building with onsite parking.



A former Church with dedicated parking.



Available as a single lot or combination of lots.

# Location

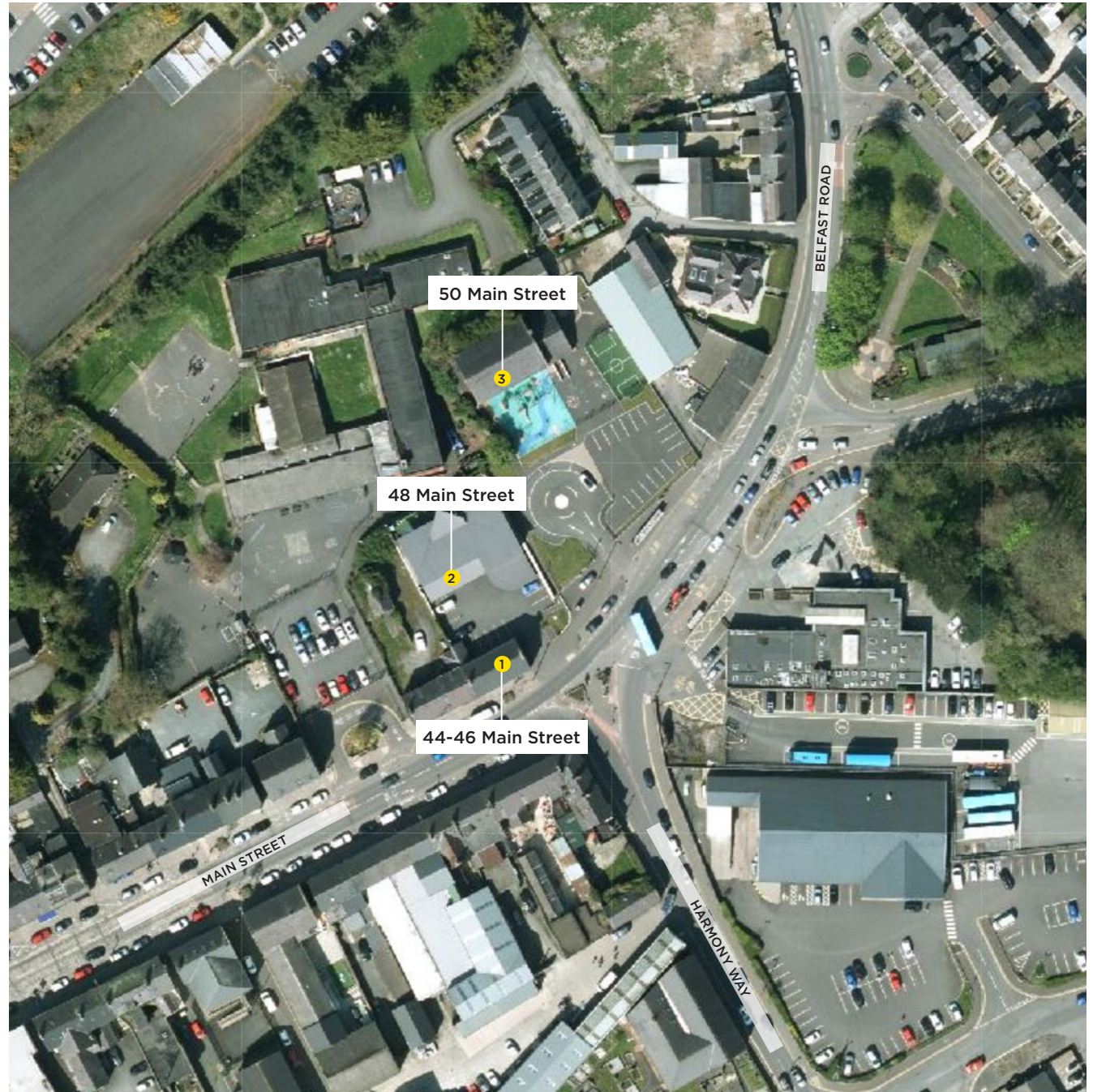
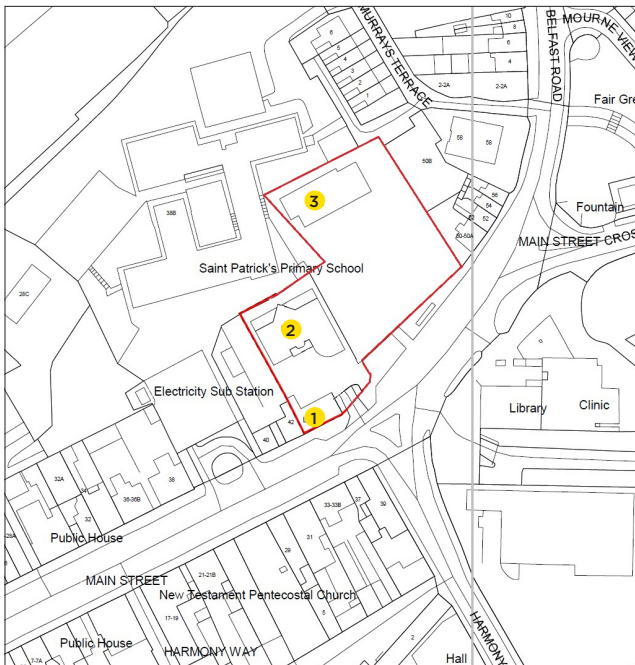
The properties occupy a prime position in the market town of Ballynahinch.

Situated on the Main Street, the properties benefit from high viability and foot traffic. Notable occupiers include Lidl, The Primrose, B&M and Savers.

Its central location ensures easy access to the local amenities and transport links with Belfast City centre only 30 minutes away.

The surrounding occupiers offers a mix of residential and retail properties with long-standing family run businesses maintaining the high street of the town.

Ballynahinch is a traditional market town with a population of 6,164 people. The town sits on the main A24 Road around 19.5 miles from Belfast respectively.



# Property 1

## 44-46 Main Street

Two storey semi-detached, refurbished property with open plan ground floor and large display window fronting Main Street. The first floor also benefits from a self-contained accessed off Main Street.

Finishes include:

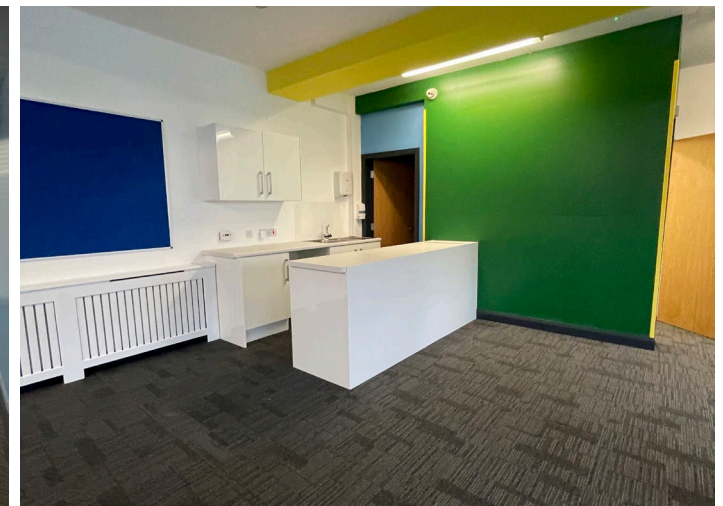
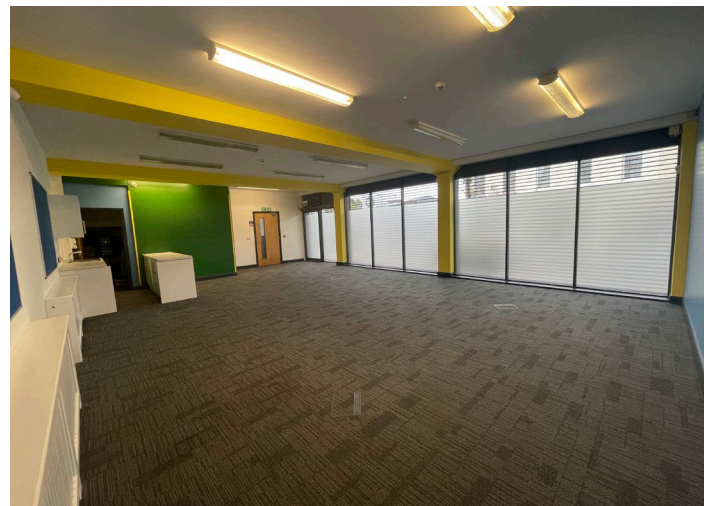
- Disabled WC
- Kitchen
- Oil Fired
- Double glazed windows and doors
- Cat 5 lighting
- Perimeter trunking

## Rates

**Net Annual Value:** £14,800

**Estimated Rates 2025/26:** £8,891

Available as a single lot or combination of lots.



# Property 2

## 48 Main Street

Two story modern building fitted out as a day nursery.

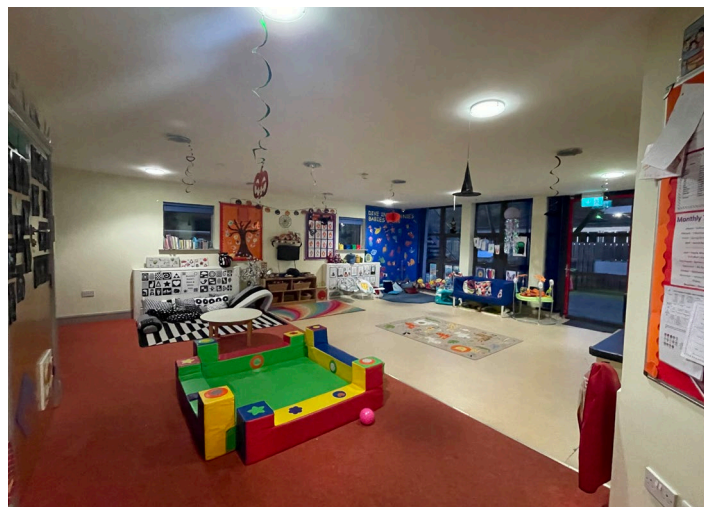
Finishes include:

- Gas fired
- Lift DDA compliant
- Double glazed windows and doors
- Kitchen
- Secure site with parking to front

## Rates

**Net Annual Value:** £33,700

**Estimated Rates 2025/26:** £20,246



Available as a single lot or combination of lots.

# Property 3

## 50 Main Street

Former church building with dedicated car park to the front.

Finishes include:

- Kitchen
- WC
- 20 parking spaces (approximately)
- Oil fired central heating
- Site area 0.6 acres

## Rates

**Net Annual Value:** £3,900

**Estimated Rates 2025/26:** £2,343



Available as a single lot or combination of lots.

# Accommodation

Description	Sq Ft	Sq M
44-46 Main Street	1,891	175
48 Main Street	4,069	378
50 Main Street	3,063	284
<b>Total</b>	<b>9,023</b>	<b>837</b>

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



# Further information

## BASIS OF SALE

For Sale by Private Treaty.

The properties are being offered for sale as a single lot, individually or a combination of two lots.

All pricing details on application.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## EPC

Full EPC certificates available on request.

Description	EPC
44-46 Main Street	E111
48 Main Street	C59
50 Main Street	E117

## CONTACT



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