

Tonaghneave Forge, 66-68 Main Street, Saintfield, BT24 7AB

For Sale

Prominent Mixed Use Investment located within the Provincial village of Saintfield producing an income of £35,533 per annum



Lambert
Smith
Hampton

Location

The subject property is prominently located in Saintfield fronting onto the Main Street and benefits from substantial daily passing traffic and good accessibility to road networks. Saintfield is an attractive, bustling village set in the heart of the rolling County Down landscape. The area benefits from excellent transport links and is ideally located in a business sense to serve Belfast, and further afield. Land uses in the surrounding area is predominately medium/high density residential use with a variety of commercial uses evident along the villages vibrant Main Street.

Description

The subject comprises a prominent mixed use investment. The property is listed (Grade B1) and was formerly the Coaching House. No. 66 Restaurant/Coffee House (1,165 sq ft) - Modern recently refurbished open plan coffee house to include separate kitchen and male/female toilets to the ground floor. It is fitted to an excellent standard to include plastered and painted walls and tiled/wooden/laminate/carpet flooring. At first floor level there is overflow seating for the coffee house that is also fitted to an excellent standard. The second floor is currently used as a preparation area and snug room and is finished to a good standard.

No. 68 & 68B (416 sq ft) - consists of an open plan retail / office unit to the ground floor and is fitted to a very good standard.

No.68C, D & E (1,042 sq ft) - there is a further ground floor retail unit, a hairdressing salon, a first floor antique shop in separate buildings that have been refurbished internally to a high standard and are accessed via an impressive courtyard with access to a DDA toilet. 68E is a ground floor retail unit occupied by Tribe Coffee

No.68A (720 sq ft) - 1 no. Two bed apartment fitted to a good standard and accessed via a separate entrance directly from Main Street. The apartment has a fully fitted kitchen with appliances, large living room with feature fireplace and fitted bathroom suite.

Market Area - To the rear of the buildings there is a market area with a total of 28 pitches.

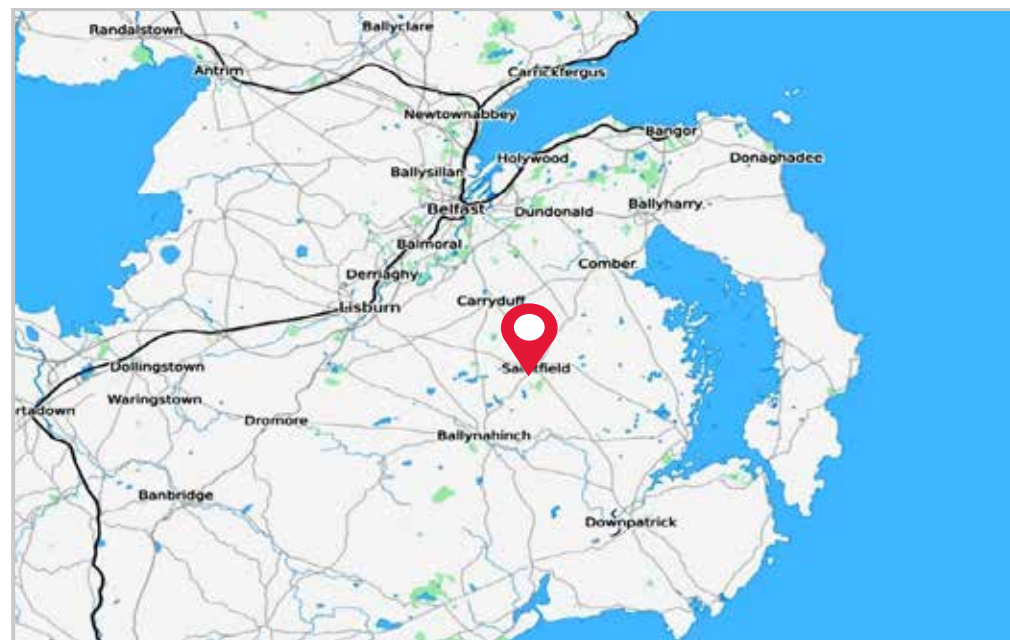
Planning

The subject property is zoned within the settlement of Saintfield in the Ards and Down Area Plan 2015.

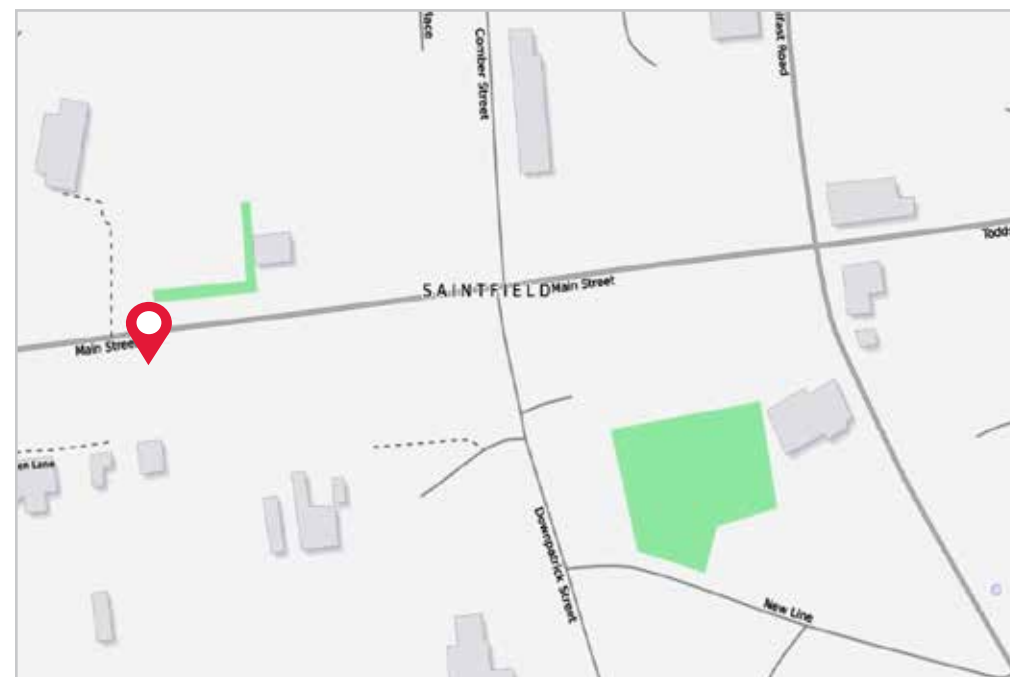
There is also a site of approximately 0.31 acres to the rear of the property accessed via the courtyard that had planning for a detached dwelling. (R/2008/0851/F). Please contact the agent for further information.

Accommodation

Unit No	Size Sq Ft	Size Sq M
66	1,165	108.2
68 & 68B	416	38.6
68A	720	66.8
68C, D & E	1,042	96.8
Total	3,343	310.5



For Indicative Purposes Only



Tenancy Schedule

Unit No	Tenant	Lease Start	Term	Rent (pa)
66	Ciaran McCullough	01/06/2018	5 years	£11,700 ¹
68 & 68B	Julian Marshall	01/03/2017	3 years	£5,208
68A	Robert Groves	10/07/2012	Month to month	£4,485
68C	Style Story	01/02/2018	2 years	£2,640
68D	Clifford hall	01/03/2017	5 years	£3,900
68E	Tribe Coffee	01/05/2017	2 years	£2,400
Market Area	David & Paula Kelly	01/02/2018	2 years	£5,200
Total Rent				£35,533

¹ NB the Tenant may determine the lease at anytime on or after 30 November 2020 provide that the Tenant shall give the Landlord a minimum of 6 months prior notice in writing.

* Please contact the agent for copy leases.

Price

Offers are invited in the region of £350,000 exclusive.

Title

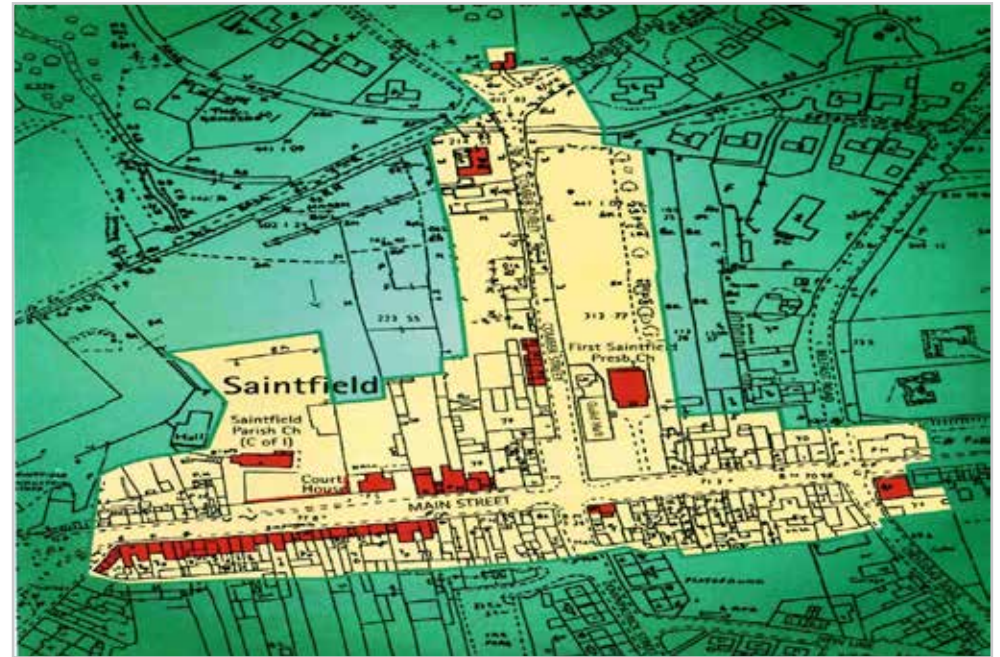
We have been advised that the property is held freehold.

Stamp Duty

This will be the responsibility of the purchaser.

Energy Performance Certificate

The property benefits from an EPC rating of E114. The EPC is available upon request.











Rates

Unit No	NAV	Rates Payable
66	£7,200	£,116.73
68 & 68B	£4,150	£2,372.84
68A	£70,000	£572.74
68C	£1,145	£829.06
68D	£2,900	£1,658.13
68E	£1,550	£886.24

* Rate in the £ 18/19 is £0.5717

* The rates are the responsibility of the tenants' excluding the residential flat.

Value Added Tax

We are advised that the subject property is not registered for VAT and therefore VAT will not be charged in addition to the purchase price.

Further Information

For further information, please contact:-

**Lambert
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