



**66-68 Main Street**  
Saintfield BT24 7AB

Offers In The Region  
Of £340,000

Secure this property with our in house  
Financial Advisors Welby & Associates

- Investment Opportunity
- No. 66 - 1165 sq ft - Currently a Coffee House
- No. 68 & 68B - 416 sq ft - Open Plan Office
- No. 68C, D & E - 1042 sq ft - Further Office
- No. 68A - 720 sq ft - Two Bed Apartment
- Circa 0.31 Acres to the Rear
- With Detached Dwelling Passed



3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

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**NO. 66 COFFEE HOUSE(1,165SQ 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.

**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(1042 SQ FT)** There is a further office, a hairdressing unit and restored furniture sales 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.

**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

There is also a site of c. 0.31 acres to the rear of the properties accessed via the courtyard that has planning for a detached dwelling. (Plans are available on request)

**LOCATION** The subject development 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 town 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 use in the surrounding area is predominately medium/high density residential use with a variety of commercial uses evident along the villages vibrant Main Street.

### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. We would also like to advise that our measurements are taken from the widest points of each room.

### 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.

