



**PROPERTY SERVICES**

**COMMERCIAL**



INDIVIDUAL ATTENTION | LOCAL KNOWLEDGE | INDEPENDENT ADVICE

**THE OLD MILL, JOHN STREET, RATHFRILAND**



**RETAIL/OFFICE UNIT TO LET  
£6,760 PA**

## **The Old Mill, John Street, Rathfriland**

TO LET: JOHN STREET, RATHFRILAND, CO DOWN, BT34 5QL SUBSTANTIAL REFURBISHED RETAIL/OFFICE BUILDING GROUND FLOOR C. 560 SQFT LIFT SERVICED

### **LOCATION**

This imposing stone building is centrally located fronting John Street in Rathfriland. The area is mixed Residential/Commercial and benefits from easy access to town centre and arterial routes. This ground floor unit is suitable for a range of office/retail uses (STP).

Other occupiers in the building include hairdressers, office and dentistry.

### **ACCOMMODATION**

The available space is contained within a three-storey mixed use building:

#### **Ground Floor**

Retail Unit

Approx. 52m<sup>2</sup> (560sq ft)

Open plan with ancillary area/w/c provision

### **LEASE DETAILS**

Length of lease negotiable.

Tenant responsible for repairs, rates and building insurance.

A service charge will be levied to cover communal areas.

### **GUIDE RENT**

**£6,760 p/a**

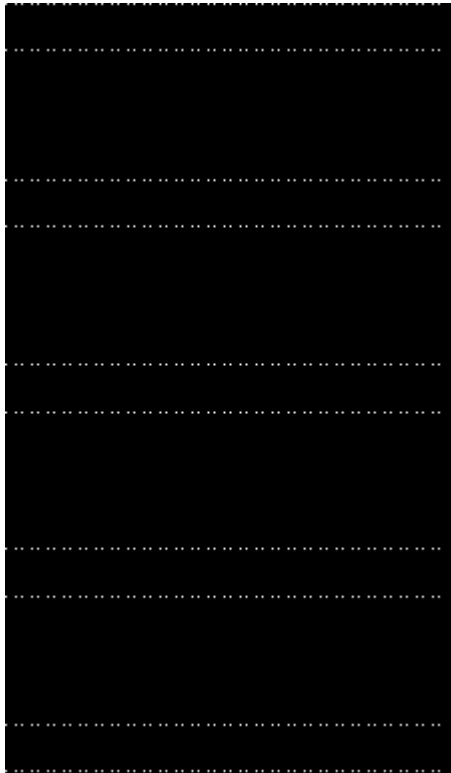
**Other Details:** Units will be plastered and painted. Tenant to undertake any works specific to their use.

**EPC**

**C-56**

**VIEWING-** Contact Daragh Mallon 07775576858

Email – daragh@bestpropertyservices.com



### Viewing:

By appointment only

Our Office is Open 6 days a week

Monday, Wednesday & Thursday	09:00 – 17:30
Tuesday	09:00 – 19:30
Friday	09:00 – 17:00
Saturday	09:00 – 12 noon

### Rates

£

### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contact. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

### REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

"DoubleClick: Insert EPC"

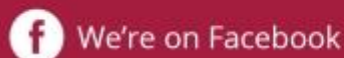
"DoubleClick: Insert EPC"

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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