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# For Sale

## Commercial Buildings, Yard and Agricultural Land

Adjacent to 81 Dromore Road  
Ballynahinch  
Co Down  
BT24 8HS

COMMERCIAL



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### EPC



## Location

Ballynahinch is a large market town in Co. Down located approximately 15 miles south of Belfast and 12 miles east of Dromore. The property is located on the main Dromore Road (B2) approximately 1 mile west of the town centre. The surrounding area comprises mainly of agricultural lands with low density residential dwellings and farmsteads nearby.

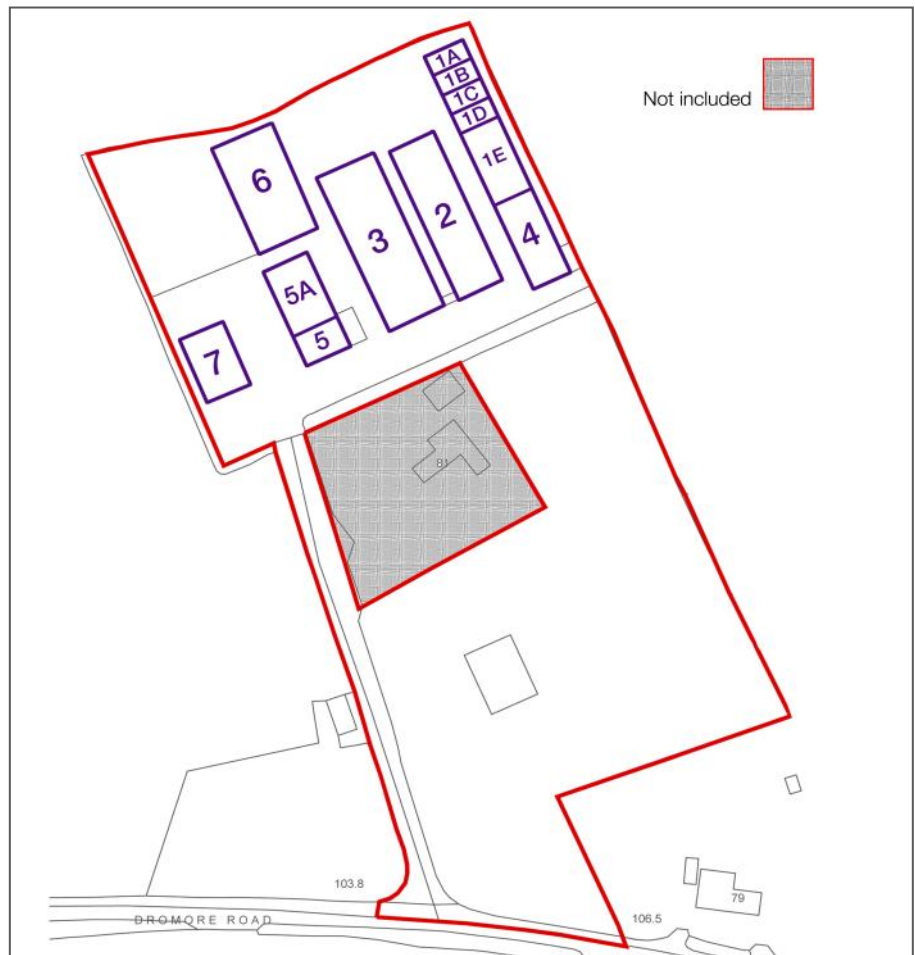
The property has good frontage to the Dromore Road and is accessed via a laneway.

Note: We understand the dwelling at No. 81 Dromore Road and a field adjoining the western edge of the laneway will both benefit from a right of way access the length of the laneway.

## Description

The opportunity comprises a substantial commercial yard premises to include a range of warehouses, basic stores and some offices. A number of the units are former agricultural buildings of basic block construction overlaid with asbestos/corrugated tin/zinc sheeting, whilst the remaining units to the front are of a modern steel portal frame construction overlaid with single skin metal profile cladding. The site benefits from a three phase electricity supply. The commercial yard element sits on a total site area of approximately 2.72 acres.

A single agricultural field is located to the front and extends to approximately 2.85 acres and has been used for cutting purposes most recently. A small former egg-packing building is located in the middle of the field and is in a derelict state of repair.





Aerial View



Unit 6



Unit 7



Units 2/3

## VAT

We are advised the property is not elected for VAT.

## Sales Details

Price on Application.

## Tenancy Schedule and Accommodation

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition). All areas being approximate.

Unit No.	Area		NAV	Tenancy Information	
	Sq M	Sq Ft			
1A	70.7	760	£1,700	Informal agreement at £200 p.c.m.	
1B	70.7	760	£1,850	Informal agreement at £200 p.c.m.	
1C	70.7	760	£1,850	Informal agreement at £160 p.c.m.	
1D	70.7	760	-	Informal agreement at £200 p.c.m.	
1E	266.7	2,871	-	Vacant	
2	620.1	6,675	-	Vacant	
3	852.3	9,174	-	Vacant	
4	GF FF	206.8 121.9	2,226 1,312	£5,450	Vacant
5		128.6	1,384	£3,100	Informal agreement at £600 p.c.m.
5A	GF FF	267.7 48.5	2,882 522	£7,600	Vacant possession upon completion
6	GF FF	795.6 182.4	8,563 1,963	£10,900	Vacant possession upon completion
7	GF FF	247 142.6	2,659 1,535	£8,650	Peppercorn rent
<b>Totals</b>		<b>4,163</b>	<b>44,806</b>		<b>£16,320 per annum</b>

**Note:** We have consulted the Land and Property Services website for the Net Annual Value information and would advise the current rate in the £ for Newry, Mourne and Down 2018/2019 is £0.57.

## Viewing

By appointment through the sole agents.

# Location Maps



FOR INDICATIVE PURPOSES ONLY

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### MISREPRESENTATION ACT 1967

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