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# For Sale

## Former Bank Premises

29 High Street  
Ballynahinch  
BT24 8AB

FORMER BANK PREMISES



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PREMISES**

## Location

Ballynahinch is a busy market town situated on the main A24 Belfast to Newcastle Road approximately 15 miles south of Belfast. The town serves as a popular commuter location with a good range of local schools and amenities. The subject property is situated on High Street in a prominent position in the heart of the town centre. Nearby occupiers include Donard & King Solicitors, Country Fried Chicken, The Credit Union, Gordons Chemist, Subway and Iceland. The property is also in close proximity to a large public car park and recently opened B&M Bargains store.

## Description

The property comprises an imposing three storey listed former bank building which was originally constructed in c. 1866. The main structure is stone built with a pitched roof overlaid in natural slate. The property has been extended to the rear on a number of occasions with the linear site extending to the Ballynahinch River. Internally the property remains fully fitted with the former banking hall retaining many original features. The office accommodation beyond and on the upper floors is finished to a good specification and includes kitchen and WC facilities.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, all areas being approximate:-

<b>Ground Floor:</b>	Banking Hall	63.45 sq m	683 sq ft
	Admin Area	16.63 sq m	179 sq ft
	Interview Room	8.83 sq m	95 sq ft
	Strong Room	<u>26.01 sq m</u>	<u>280 sq ft</u>
	<b>TOTAL</b>	<b>114.92 sq m</b>	<b>1,237 sq ft</b>
<b>Basement:</b>	Book Room	12.45 sq m	134 sq ft
	<b>TOTAL</b>	<b>84.72 sq m</b>	<b>912 sq ft</b>
<b>First Floor:</b>	Managers Office	18.30 sq m	197 sq ft
	Admin Area	34.18 sq m	368 sq ft
	Staff Room	25.83 sq m	278 sq ft
	Store	<u>6.41 sq m</u>	<u>69 sq ft</u>
	<b>TOTAL</b>	<b>84.72 sq m</b>	<b>912 sq ft</b>
<b>Second Floor:</b>	Storage	49.42 sq m	532 sq ft
<b>TOTAL NIA</b>	<b>261.51 SQ M</b>	<b>2,815 SQ FT</b>	

## Rates

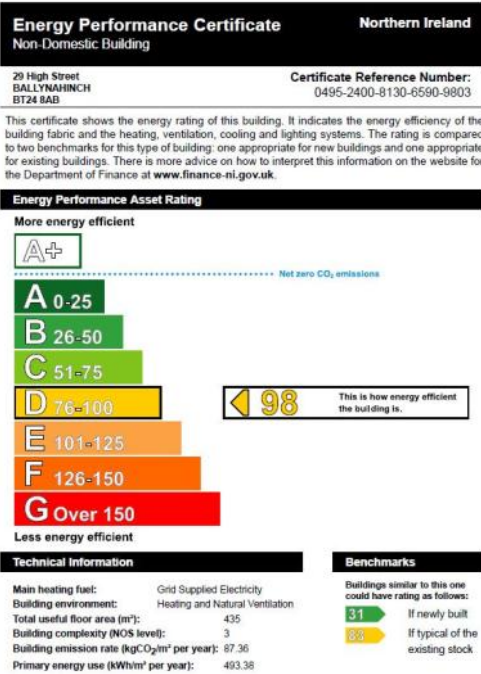
We have been advised by Land and Property Services of the following: -

NAV - £16,600

Rate in £ 2018/2019 - £0.571768

Listed Building Reference No: HB18/06/005 - B2 Listed

## EPC



## Title

We understand that the property is held by way of a Freehold title. Further information is available from our clients solicitors:

Johnsons Solicitors  
Johnson House  
50-55 Wellington Place  
Belfast  
BT1 6GF

Tel: 028 9024 0183  
Contact: David Holley

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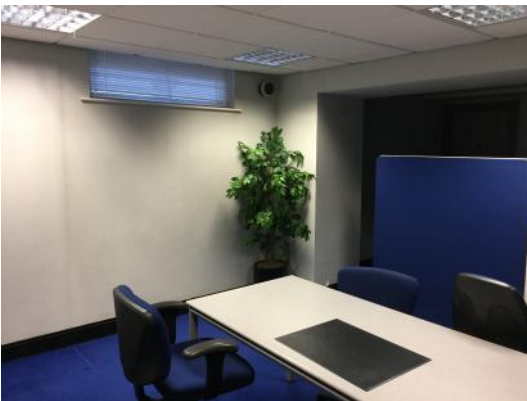
## VAT

We have been advised by our client that the property is not elected for VAT, solicitor to confirm.

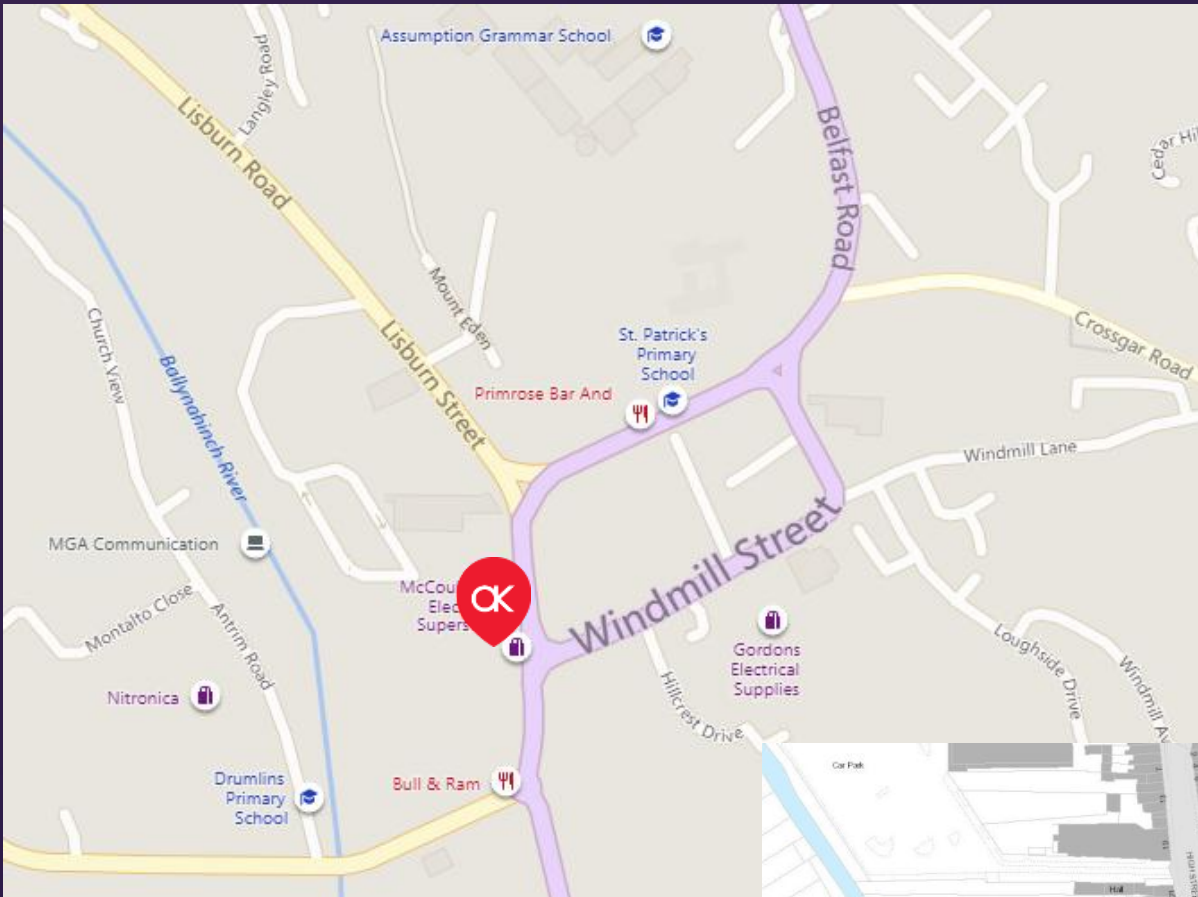
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## Price

Offers in the region of £150,000.



# Location Maps



FOR INDICATIVE PURPOSES ONLY

## Osborne King

The Metro Building  
6-9 Donegall Square South  
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BT1 5JA

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## HARRY CROSBY

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### 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/ukxi/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 Osborne King. 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.

### MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract. Reproduced with the consent of Goad Cartographers Ltd, Old Hatfield.