




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

Let's point you in the right..... **DIRECTION**

£115 Per Week

Commercial unit in a busy location on Castlewellan's Upper Square. The unit is accessible via a secure electric shutter, there are two large display windows at the front, a spacious shop front with ample sockets and lighting, a storeroom, W.C, and kitchen to the rear. Given the location and close proximity to local housing developments, this premises would be ideal for a start up retail business or an already established business hoping to expand their customer base.

The landlord is hoping for a tenant willing to enter in to a 3-year lease, the rent is £460 per month and is to be paid on a weekly basis. The successful tenant will be responsible for the rates (estimated annual rates bill is £3,105) and energy costs.

MAIN SHOP

29'2" x 20'0" (at widest) (8.91m x 6.10m (at widest))

Electric shutter, tiled floor, ample sockets, lighting and plumbing for appliances

HALLWAY

10'1" x 3'4" (3.08m x 1.04m)

Tiled hallway providing access to kitchen, bathroom and storeroom

BATHROOM

8'2" x 3'1" (2.5m x 0.95m)

W.C, W.H.B, extractor fan

STOREROOM

12'0" x 11'11" (3.67m x 3.65m)

Tiled floor, lower level store room shelved throughout

DISCLAIMER

All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. 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 do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



If you are considering the sale of your own property, we would be pleased to provide you with a valuation. | We are able to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown in included in the property. 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 do Property Directions nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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