

# FOR SALE

## RETAIL PREMISES



 **42 Rathfriland Street, Banbridge, County Down,**

**Price £90,000**



**Property Type**

**RETAIL**



**Size**

**818 FT<sup>2</sup>**



**Tenure**

**FREEHOLD**



**Borough**

**COUNTY DOWN**



**Planning Granted**

**NO**



**Existing Use**

**CLASS E**

### Tenanted



No

### Local Train Stations



Scarva (4.6 miles)  
Poyntzpass (7.8 miles)  
Portadown (11.3 miles)

### Local Amenities



Al Dual Belfast - Dublin Dual Carriageway  
(? miles)  
The Boulevard Shopping Complex (2 miles)  
Game of Thrones Studio Tour (2.3 miles)

### VAT Applicable



No

### Rateable Value

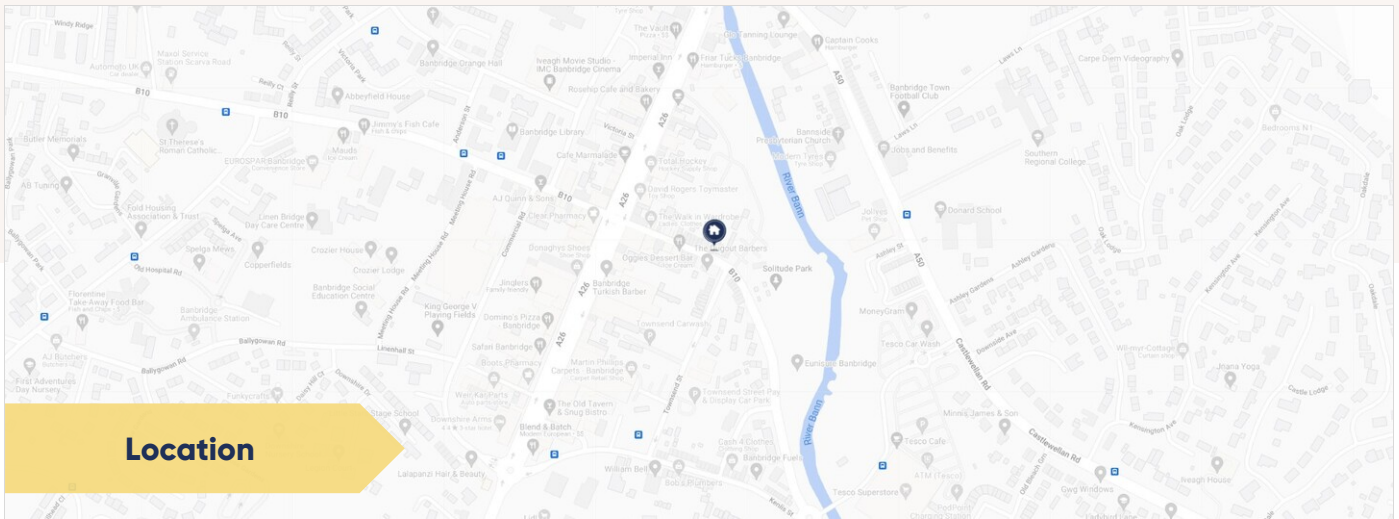


£4,950

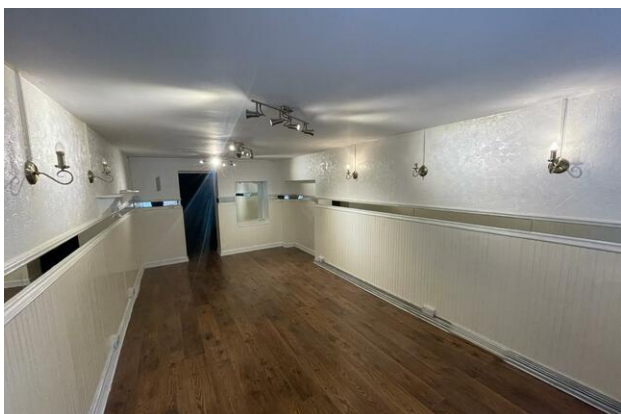
### EPC



E



### Location



### Additional Information

A centrally situated property within the town's bustling core, positioned along a well-frequented thoroughfare, making it a prime location.

This adaptable space, having functioned previously as a Hair & Beauty Salon, offers an array of possibilities for utilization. Its potential extends to accommodating various ventures, whether you're considering transforming it into a contemporary office space, an attractive retail outlet, or a cozy coffee shop to cater to the community's needs.

This opportunity is particularly compelling for investors due to its strategic location, flexibility, and diverse range of potential business applications. Additionally, the annual business rates for this property stand at £2,790, adding further insight into its operational costs.

## ACCOMMODATION SCHEDULE

FLOOR	UNIT	SIZE (SQM)	SIZE (SQFT)
Ground	Reception Main Area	21	226
Ground	Reception Hall	10	108
Ground	Rear Hall	4	43
Ground	W/C	2	22
First	Treatment Room 1	9	97
First	Treatment Room 2	6	66
First	Tanning Room	3	32
First	Storage Room	6	65
<b>TOTAL</b>		<b>61</b>	<b>662</b>

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Commercial Property, Expertly Done

## Chris Gilmore Property Consultant

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