



**FOR SALE**

## **Prime retail development opportunity**

9/15 High Street, Ballynahinch, BT70 1AR

- An excellent opportunity to acquire a substantial development site of 0.44 acre site (1,400 sq m) in Ballynahinch Town Centre
- Full planning permission granted for 2 new retail units totalling 6,500 sq ft with car parking.

**028 9044 7144**



**WHELAN**

## LOCATION

Situated on High Street, the site is located in a prominent location within Ballynahinch Town Centre, close to the junction with Main Street.

Surrounding occupiers are a mix of local independent traders with a Supervalu branded supermarket located at the junction of High Street and Main Street. The rear of the site backs onto a large public car park.

## DESCRIPTION

At present the site comprises 4 lock up shops with an extensive yard to the rear. The existing properties are in poor order and require upgrading/refurbishment.

Total size of the site is 19,375 sq ft (0.44 acres)

## PLANNING PERMISSION

Planning permission (R/2012/0371/F) was granted on 24/04/2013 for a scheme totalling 6,500 sq ft (603.86 sq m) plus ancillary stores over two levels as per drawings opposite.

A provision for on-site customer car parking with 20 spaces is included in the application.

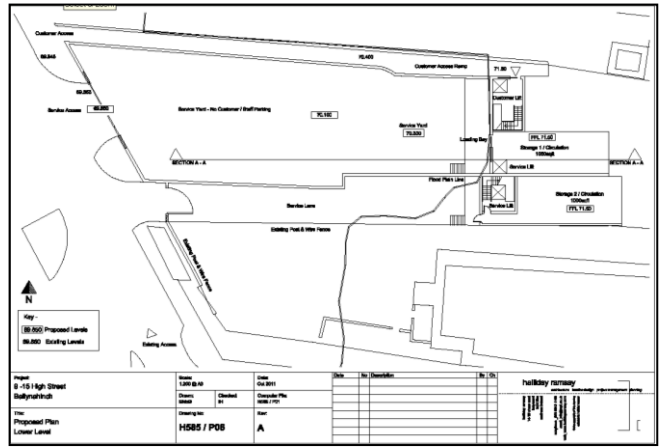
## PRICE

£300,000

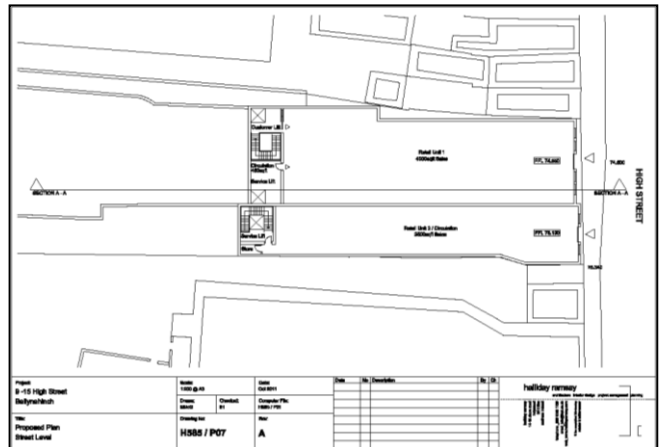
## TITLE

Assumed freehold

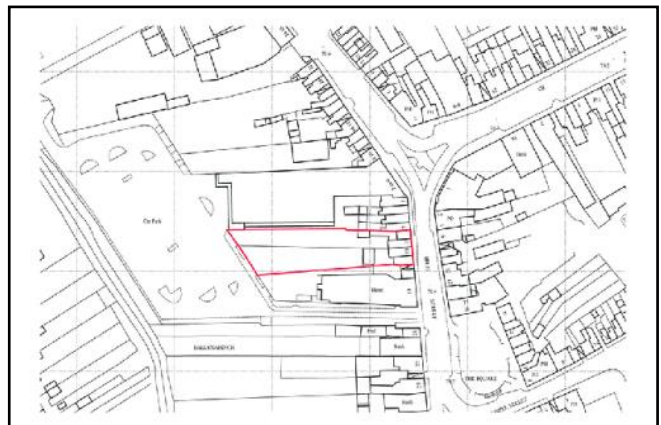
## SITE PLANS



\*Proposed plan at lower level



\*Proposed plan at street level



\*Site boundary marked in red

## VIEWINGS

Contact Whelan Commercial Ltd  
41 Arthur Street, Belfast, BT1 4GB  
028 9044 7144



Or joint agents Quinn Property Sales  
3 The Square, Ballynahinch, BT24 8AE  
028 97 56 4400



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