



**FOR SALE**

Part-Let Investment Opportunity currently producing an income of £19,992 per annum

**10 Main Street, Hillsborough BT26 6AE**



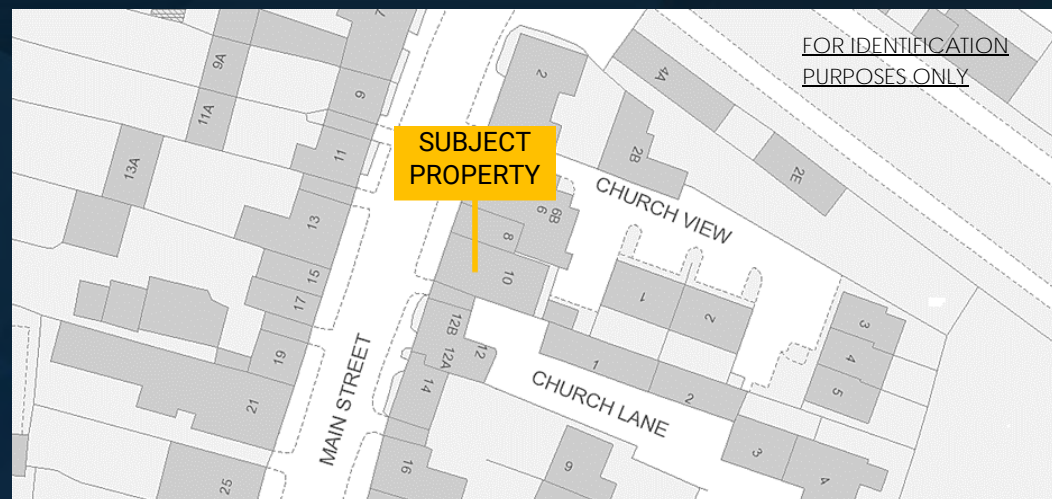


# LOCATION

Hillsborough is an historic and extremely popular commuter settlement located approximately 5 miles from Lisburn City Centre, c. 14 miles from Belfast City Centre and c. 0.5 miles from the A1 which leads onto the M1 Motorway providing access to Dublin, Belfast and the West of the Province.

Hillsborough is a prestigious and affluent village which enjoys a quaint rural village atmosphere with an abundant of renowned bars and restaurants and a wide variety of locally run retail units.

The subject property is situated in the centre of the town on Main Street. Neighbouring occupiers include Hillsborough Private Clinic, The Hillside Pub, Humble Pie Coffee Shop and the recently opened Arthur's boutique guest accommodation and café.



# DESCRIPTION

The subject comprises a prominent period building with ground floor retail accommodation and two apartments over first and second floors.

The ground floor retail unit is occupied as a clothing store and has been well fitted out by the long-term tenant.

The upper floor apartments are accessed via a separate door at the front of the building and have recently been renovated to a modern standard. The first-floor apartment comprises an open plan living / kitchen / dining area, 2/3 bedrooms and 1 bathroom. The second-floor apartment again comprises an open plan living / kitchen / dining area, 2 bedrooms and 1 bathroom.



# ACCOMMODATION

Address	Description	Tenant	Rent / Estimated Rental Value	Lease Details	Rateable Value	Estimated Rates Payable
10 Main Street	Ground Floor Retail Unit	J Elliott (Clothing Retailer)	£19,800	5 years from 01/11/2021	£9,350	£4,804.71
10 Main Street	First Floor 2/3 bed apartment	VACANT	-	-	£120,000	£941.64
10 Main Street	Second Floor 2 bed apartment	VACANT	-	-	£125,000	£980.86
			£19,992 per annum			

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

# SALES DETAILS

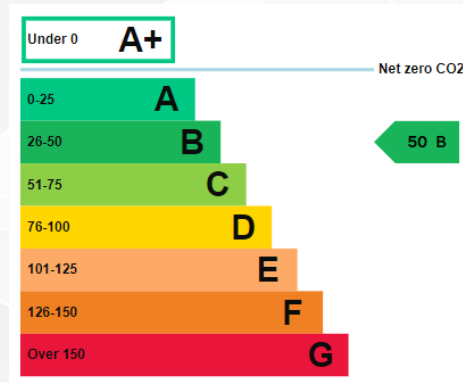
PRICE: We are seeking offers over £400,000.

TITLE: We assume the property is held under freehold title

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC CERTIFICATE



### 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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9473

## CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.