

# FOR SALE

## Due to Relocation

Showroom Workshop and Yard (with Development Potential)  
6-8 Cross Street, Killyleagh BT30 9QG



This is a large, highly visual and prominent property with extensive frontage to Cross Street, the main thoroughfare through the village to Downpatrick.

TM Martin have traded from this location since 1907 and the building is presently used as a car showroom, workshop and ancillary stores/residential accommodation.

The property also has an extensive yard to rear accessed from the return frontage off Frederick Street.

The property is suitable for a number of different commercial uses but could be equally be fully redeveloped for residential use.



**PRICE** Offers in the region of £350,000

**VAT** We are advised that VAT is not applicable.

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: [brian@trcommercial.co.uk](mailto:brian@trcommercial.co.uk)

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### SIZE

Showroom	2,050 sq.ft.	(190.5 sq.m.)
Workshop	1,965 sq.ft.	(182.6 sq.m.)
Mezzanine	443 sq.ft.	(41.2 sq.m.)
Shop/Trade Counter	681 sq.ft.	(63.3 sq.m.)
Ground Floor Stores	578 sq.ft.	(53.7 sq.m.)

Outside Workshops	1,100 sq.ft.	(102.2 sq.m.)
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Extensive Yard with car parking

EPC D-87

VIEWING By appointment with Agents 028 9042 4747

CO-AGENT T.M. Martin & Co



### Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**87** This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



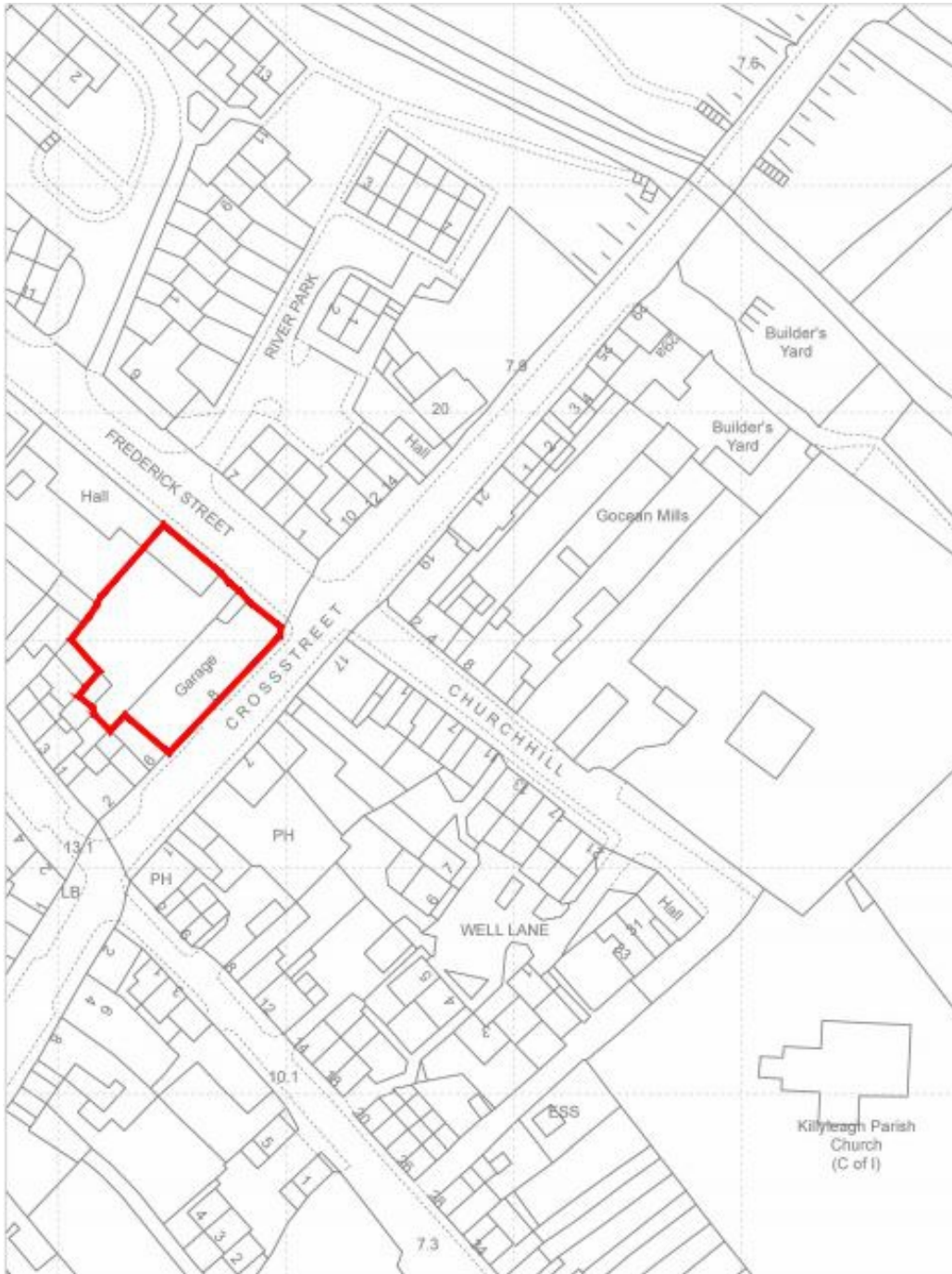
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Map for identification purposes only

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