

TO LET

Well Finished Small Studio/Salon c.219 sq.ft.
Rear Ground Floor
16 Main Street, Royal Hillsborough BT26 6AE



LOCATION

The property is situated in Main Street, Royal Hillsborough. Royal Hillsborough is a small village in County Down, Northern Ireland, located approx 14 miles from Belfast. It is perhaps most famous for Hillsborough Castle, the King's residence in Northern Ireland. Main Street in Royal Hillsborough features a charming mix of upscale independent boutiques, speciality gift shops and cozy local eateries in a beautiful Georgian architecture village setting. Neighbouring occupiers include, The Hillside Public House, Elaa Boutique, Julie Elliott Boutique, Walker & Son Butchers and Keanes Deli Hillsborough.

DESCRIPTION

This is a very well finished studio / salon to the rear of 16 Main Street, accessed through a shared private archway with its own dedicated entrance and shared use of kitchen and WC facilities. It is finished to include wooden flooring, plastered and painted walls, suspended ceiling with recessed LED lighting and gas fired central heating.

ACCOMMODATION

c. 219 sq ft (20.3 sq.m.)
Plus use of shared kitchen and WC



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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LEASE DETAILS

RENT

Combined Rent, Rates and all Running costs (heating, lighting, cleaning and use of communal areas including kitchen and WC, building insurance proportion etc)

£1,600 per month plus VAT

TERM

Minimum 3 year lease
Immediately available

EPC

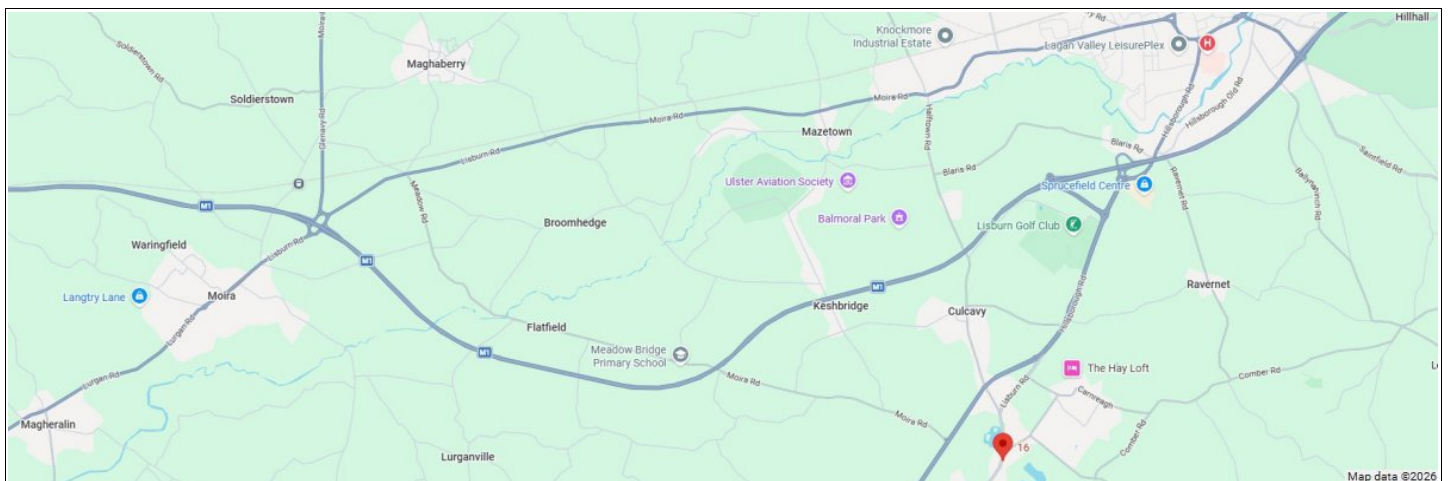
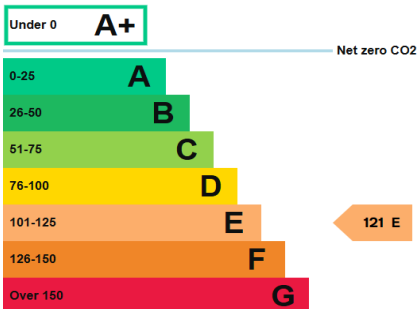
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VIEWING

By appointment with Sole Agent
028 9131 3830

ANTI-MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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