



## 51 MAIN STREET Castlewellaan BT31 9DQ

- Business for sale
- Fixtures and fittings
- Still trading
- Unique opportunity
- Great location
- Flexible lease

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           |

**Per Month**

**51 Main Street**  
 , Castlewellan, BT31 9DQ



**Cafe/ Front shop**

22'8 x 19'7 (6.91m x 5.97m)

**Main play area**

46'7 x 16'4 (14.20m x 4.98m)

**Male and Female Toilets**



**Directions**



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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