

Tim Martin
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47 Downpatrick Street
Crossgar
BT30 9EA

Offers Around
£125,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

An exciting opportunity to acquire a former fish and chip shop premises, ideally situated in a prominent and accessible location, offering fantastic potential for a range of commercial uses (subject to the necessary consents).

Previously operated as a successful takeaway, the property extends to approximately 1160 sqft, comprising of a main retail / takeaway area, preparation areas, stores and WC facilities. The premises provide a strong foundation for those wishing to reestablish a takeaway business or alternatively adapt the space for a new venture.

Crossgar is situated approximately 15 miles south of Belfast, between Saintfield and Downpatrick. The village is thriving with many local boutiques, coffee shops and restaurants and an excellent choice of primary and secondary schools.

FEATURES

- Former Fish and Chip Shop Premises Situated in the Heart of Crossgar Village
- Enjoying a Prominent and Accessible Location with Excellent Footfall and Passing Trade
- Previously Operated as a Successful Takeaway
- Property Extends to Approximately 1160 Sqft
- Comprising of Main Retail / Takeway Area, Preparation Areas, Stores and WC Facilities
- Situated Amongst New and Well Established Businesses and Close to Many Residential Developments
- Close to the Surrounding Towns of Downpatrick, Killyleagh and Saintfield
- Equipment Available to Purchase by Separate Negotiation

Retail / Takeaway Area

495 Sqft

Glazed double entrance doors; roller shutter door; tiled floor; diffused fluorescent lighting; serve over counter; part PVC wall cladding.

Preparation Area

164 Sqft

Single drainer stainless steel sink unit with mixer taps (food only); single drainer stainless steel sink unit (hands only); tiled floor; fluorescent lighting; PVC wall cladding.

Rear Hall

14 Sqft

WC

20 Sqft

White suite comprising low flush WC; pedestal wash hand basin with mixer taps; Rinnai Infinity water heater; fluorescent lighting.

Preparation Room

88 Sqft

Double drainer stainless steel sink unit; tiled floor; Rinnai Infinity water heater; fluorescent lighting; PVC wall cladding.

Potato Room

79 Sqft

Tiled floor; fluorescent lighting; PVC wall cladding.

Store

108 Sqft

Tiled floor; fluorescent lighting; PVC wall cladding.

Rear Hall

192 Sqft

Tiled floor

Total Sqft

Approximately 1160 Sqft

Outside

Shared access to the rear from Station Road; bin storage (shared).

Tenure

Freehold

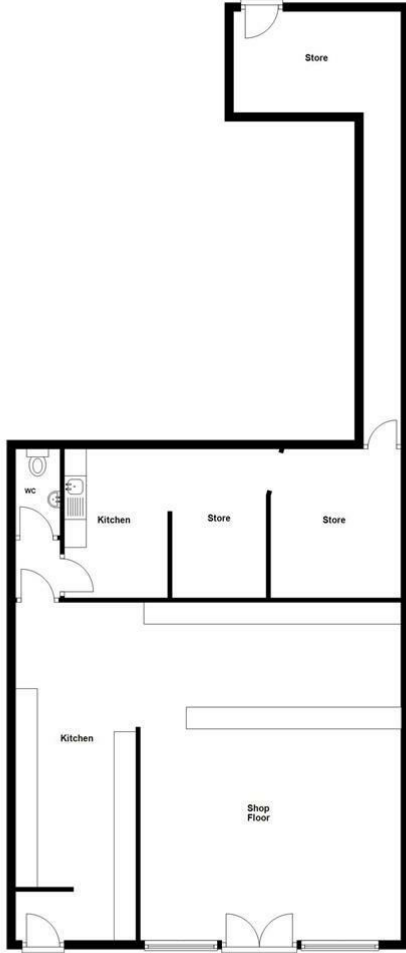
Total NAV / Rates Payable

£6,900.00. Rates Payable = £4,266.00 Per Annum (approx)

Please Note

The equipment within the property is available to purchase by separate negotiation (Guide Price £50,000) – a full list is available from the selling agent

Ground Floor
Approx. 112.1 sq. metres (1206.4 sq. feet)



Total area: approx. 112.1 sq. metres (1206.4 sq. feet)

Photos and Plans by houseflyni.co.uk
Plan produced using PlanUp.

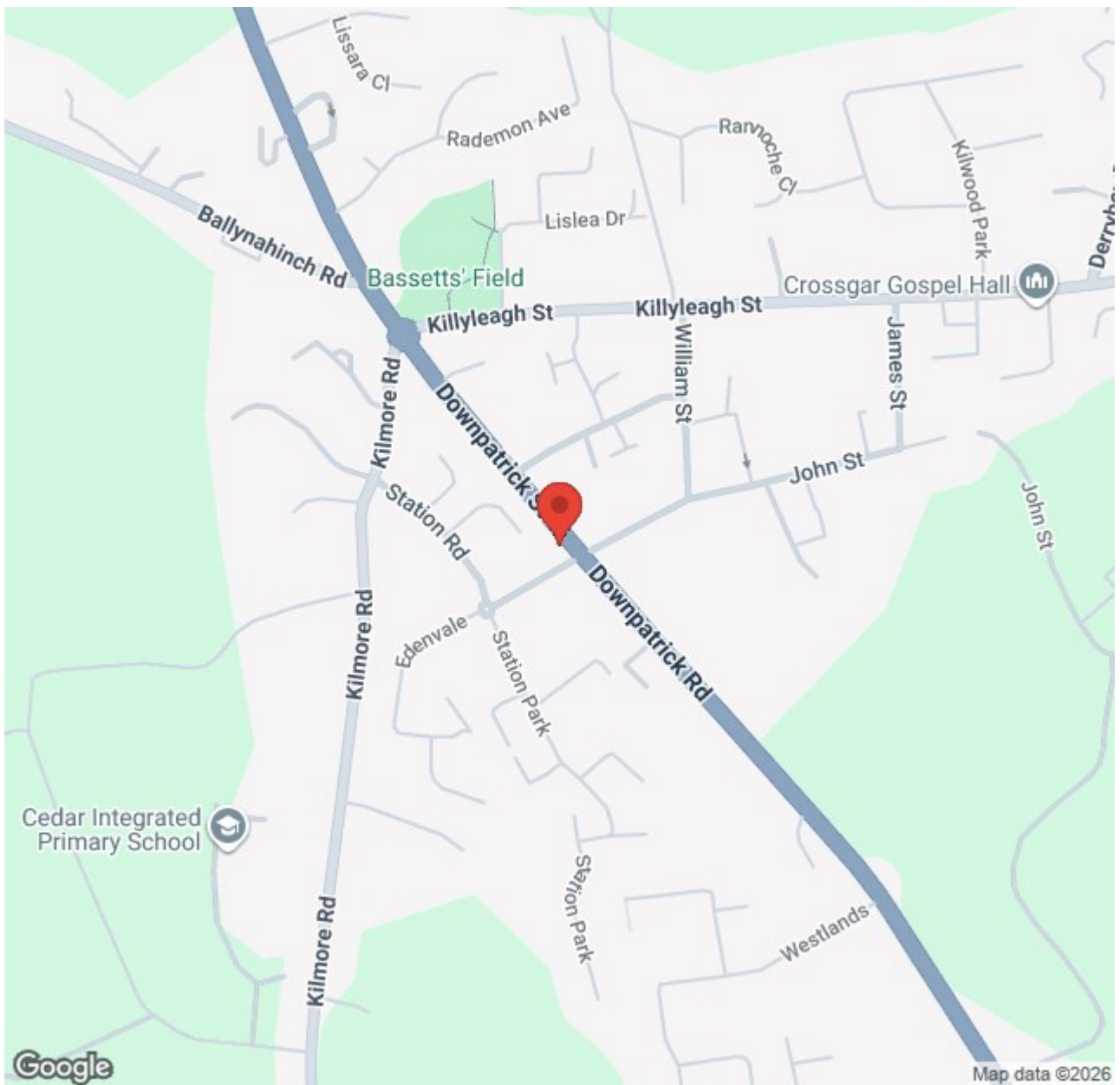
47 Downpatrick Street, Crossgar











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			

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

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