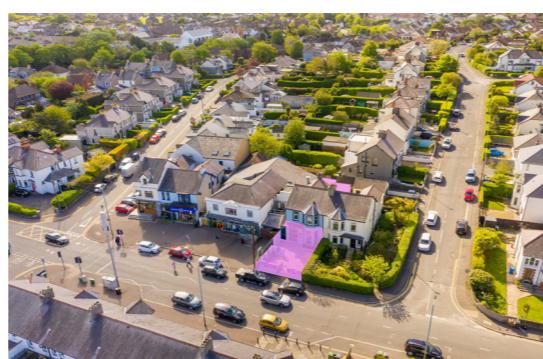
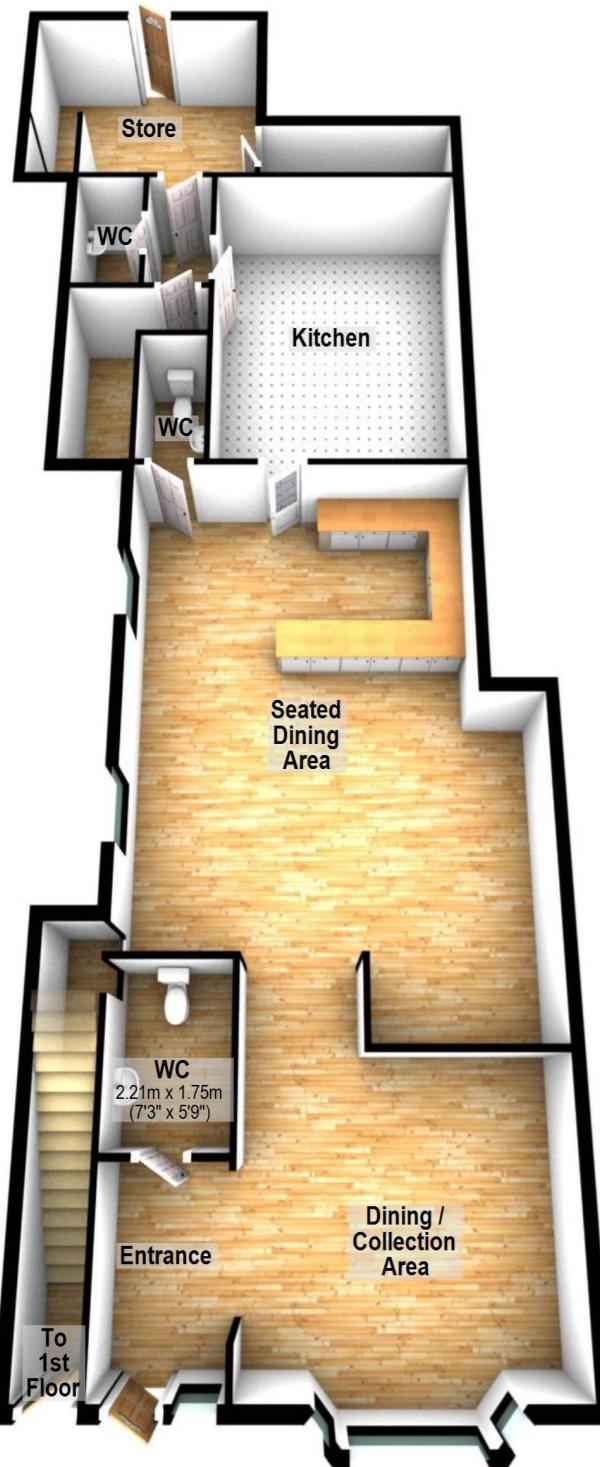


Ground Floor

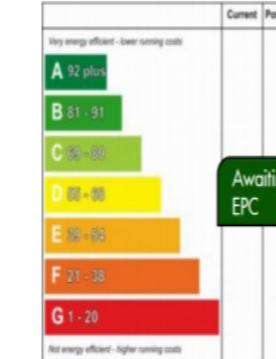


FOR  
SALE

## 80 Groomsport Road, Ballyholme

Offers Over - £149,950

- Ground Floor Commercial Premises
- Sought-After Ballyholme Location
- High Visibility Village Centre Frontage
- Currently Sit-in Restaurant/Takeaway
- Total Internal Area Approx 1,074 sqft
- Outdoor Seating to Front
- Gas Fired Central Heating
- Air-Conditioning System
- Vehicle Access to Rear
- Lease Terms on Request



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems.





Independent Property Estates are pleased to introduce to the Sales Market Numbers 80 Groomsport Road, Ballyholme, Bangor.

This is a fantastic Investment Opportunity to acquire a prominent premises in the heart of the much sought-after Ballyholme Village.

The Premises is currently occupied by a Restaurant / Takeaway (business not affected and lease terms available on request).

The existing Restaurant space offers approx 638 sqft of Restaurant Space, approx 262 sqft of Kitchen and approx 174 sqft of Storage.

Externally, to the front of the premises there is an enclosed seating area and to the rear there is a right of way ideal for deliveries and parking.

Other businesses in the immediate locality include a Co-Op, a Winemark, Boots, Hairdressers, a Post Office and Cafes. Ballyholme itself is considered an affluent residential area on the North Down Coastline.

Ground Floor – Circa 1,074 sqft  
Restaurant Area: Circa 638 sqft  
Kitchen: Circa 262 sqft  
Stores: Circa 174 sqft

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

## Lower Ground Floor

**Entrance Hall (8' 1" x 5' 9")**  
Large double-glazed door leading into a Reception Area.

**W.C.**  
W.C. fitted for Disabled use.

**Dining / Collection Area (13' 4" x 12' 5")**  
Currently utilised as a seated dining & collection area.

## Upper Ground Floor

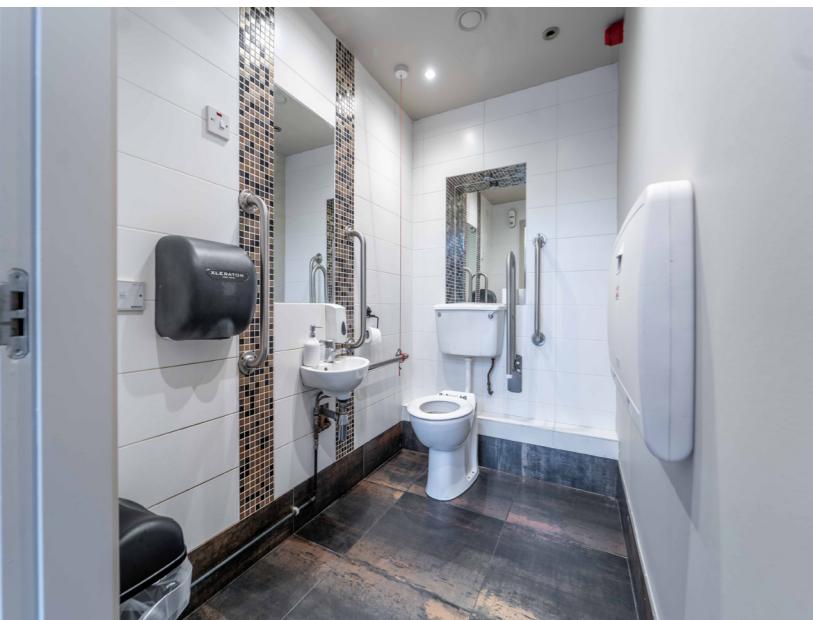
**Seated Dining Area (25' 9" x 21' 0") at widest point**  
Currently utilised as seated dining area.

**W.C.**  
Two-piece suite comprising a W.C. and a Wash Hand Basin.

**Kitchen (16' 3" x 13' 9")**  
Currently utilised as Kitchen leading through to additional storage areas and a staff W.C.

## Outside

Externally, to the front of the premises there is an enclosed seating area and to the rear there is a right of way ideal for deliveries.



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