



ULSTER PROPERTY SALES

UPS

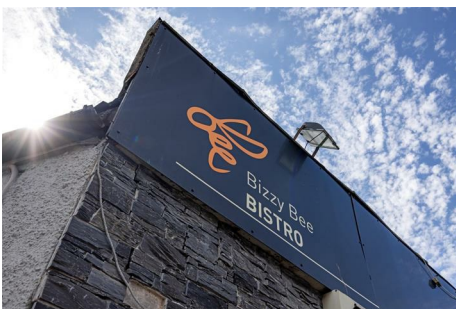
DOWNPATRICK BRANCH

Unit 7 49-51 Market Street,
Downpatrick, County Down, BT30 6LR

028 4461 4101

downpatrick@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



13 ST. PATRICKS AVENUE

Downpatrick BT30 6DW

- Established Cafe/ restaurant
- Popular location
- Recently Refurbished
- Accounts available on request
- Prominent business for over 30 years
- Fully furnished

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

£80,000

13 St. Patricks Avenue

, Downpatrick, BT30 6DW



Main dining space

31'9 x 22'2 (9.68m x 6.76m)

Wash hand basin and low flush
w.c

Preparation area

18'9 x 9'1 (5.72m x 2.77m)

Serving Area

10'0 x 8'4 (3.05m x 2.54m)

Kitchen

13'0 x 13'0 (3.96m x 3.96m)

Fully furnished modern kitchen
facilities.

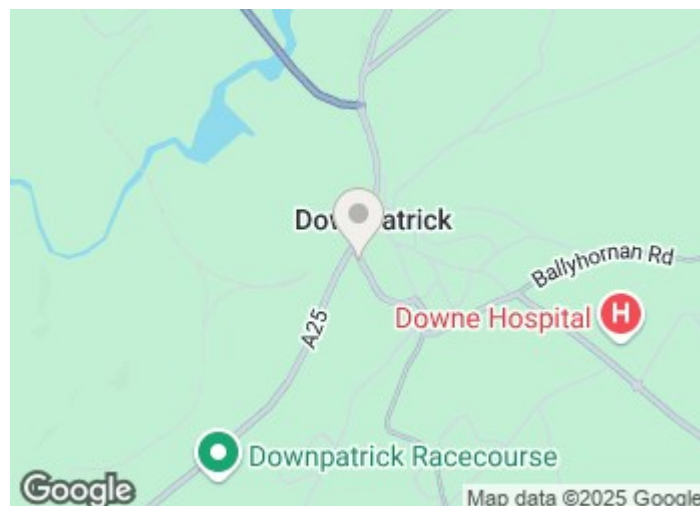
Carry out area

8'4 x 7'5 (2.54m x 2.26m)

Door to rear and serving hatch

W.c

6'0 x 5'0 (1.83m x 1.52m)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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