



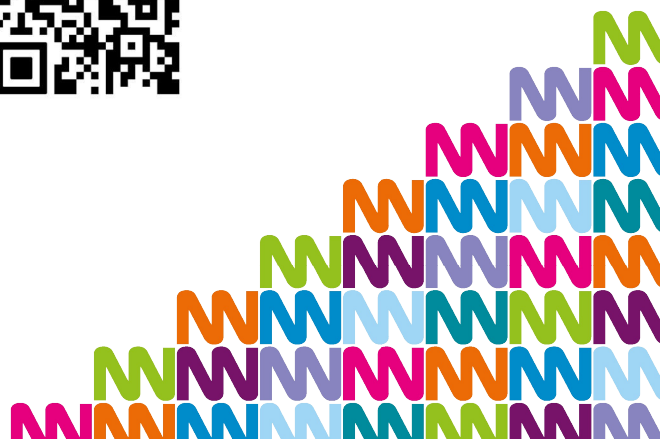
**26 Church Street**  
Downpatrick  
BT30 6EH

**Offers In The Region Of**  
**£165,000**

- Former Commercial Premises
- Adaptable Layout
- Former First Floor Apartment
- Ground Floor Offices
- Convenient Location
- Private Off Street Parking
- Potential for Conversion Subject to Approvals
- Viewing By Appointment
- CEPC B50



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			





This former commercial property is conveniently situated in a prime location with off street parking, offering excellent accessibility and strong investment potential.

With its spacious layout and desirable setting, the property presents an exciting opportunity for new commercial business or conversion into residential apartments, subject to the necessary statutory approvals.

Additionally, the rear yard provides valuable outdoor space, further enhancing its appeal for future development.

## GROUND FLOOR

RECEPTION 1 18 x 12'1

RECEPTION 2 14'4 x 8'11

LOUNGE AREA 10'11 x 6'10

KITCHEN 12'7 x 12'5

WC

## FIRST FLOOR

ROOM 1 19'4 x 9

ROOM 2 15'10 x 12'8

ROOM 3 12' x 11'

KITCHEN 9'11 x 5'7

BATHROOM 7'6 x 6'9



For any enquiry relating to this property, please contact

**Edel Curran**

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### General Enquiries

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Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

**QUINN**  
Estate Agents

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