

For Sale by Private Treaty

CS/942

19 & 21 MARKET STREET, EDERNEY. BT93 0DR

**WELL ESTABLISHED RESTAURANT AND CARRY OUT WITH
ADJOINING 3 BEDROOM TERRACE HOUSE**



A unique opportunity to acquire a well established business in a commanding location with the advantage of an adjoining 3 bedroom terrace house and large rear concrete yard with adjoining store.

The restaurant/café is fully equipped with a recently fitted modern Kitchen facility incorporating a wide range of modern catering equipment.

Main seating area for circa 22 patrons with large carryout entrance and modern serving counter. Additional seating for a further 32 patrons and upstairs ideal for private functions if required.

An attractive opportunity to acquire a busy restaurant with an established market in an ideal location on the main Omagh/Belfast roadway into the village of Ederney.

ACCOMMODATION

Main entrance door off Market Street.

21'7" x 16'9" Divided into 2 portions.

- 1) Carryout area leading to main counter area.
- 2) Seating for circa 22 patrons with direct access from kitchens.



Kitchen: 13'9" x 7'11"

Modern catering equipment, recently fitted including preparation area, fryers, cooker etc.



Food Prep/Washing: 19'0" x 10'8"

2 No sink units, food and storage shelving, fridges etc.,

Rear entrance door.

First Floor:-

2 No toilets for patrons - male and female.

Dining/Function space: 40'8" x 16'8"

Seating for circa 32 patrons.

Ideal space for separate functions
or overflow dining.



OUTSIDE:

Large concrete rear yard with side gated access off the public roadway.

Store:	15'9" x 6'7"	Full power and light with ideal food storage capability.
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NO 19 MARKET STREET, EDERNEY. BT93 0DR

ACCOMMODATION

Entrance Hall: 21'0" x 5'11"

Entrance door from market street.
Cupboard off stairway.

Lounge: 17'6" x 13'2"

Open grate to fire surround,
metal and tiled hearth.

Arch to Kitchen.



Kitchen: 12'6" x 12'2"

Range of high and low level units.
Stainless steel single drainer sink,
low level oven, hob, extractor fan,
fridge/freezer.

Ceramic tiled floor, part tiled walls.



Utility: 8'3" x 4'6"

Fitted units, stainless steel sink
unit. PVC rear entrance door.

FIRST FLOOR:-

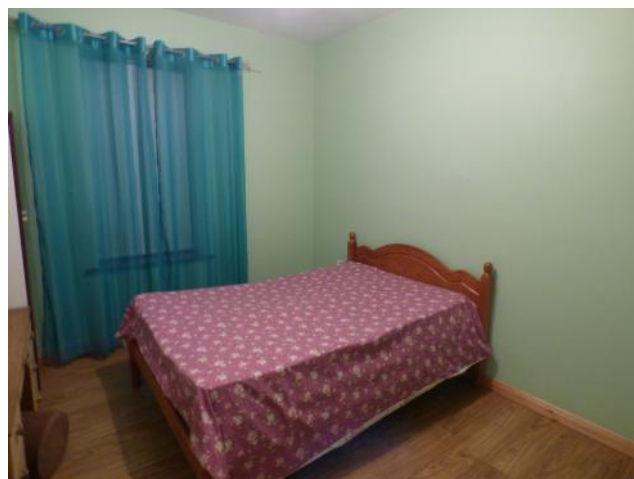


Bathroom: 10'0" x 5'11"

3 piece suite with electric shower over bath. Ceramic tiled floor, part tiled walls.

Bedroom No 1: 13'5" x 10'11

Laminate flooring.



Bedroom No 2: 12'12" x 9'11"

Bedroom No 3: 12'4" x 8'4" (Max.) Laminate flooring.

Hotpress opening off landing.

Access to rear of No 19 is from rear concrete yard from No 21 (CAFÉ).

Current Annual Rates £625.00 - No 19 HOUSE

Current Annual Rates £2,064.92 - No 21 CAFÉ

All mains services installed.

A truly unique opportunity to acquire the only "sit in" restaurant/café in the village of Ederney with a busy selling fronting the main Omagh/Belfast/Donegal roadway as it enters the village as well as having a well established local business.

EPC PENDING

Viewing strictly by appointment with agent.

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