



7-9 RATHFRILAND ROAD

Dromara BT25 2JG

- Circa 0.4 acres
- Currently bar, restaurant and car parking
- Full planning for 12 units
- Potential rent of £600 per week
- Prime residential development site

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £500,000

7-9 Rathfriland Road , Dromara, BT25 2JG



Front bar

41'0" x 21'7" (12.50 x 6.58)
Large bar and fireplace.

Rear restaurant

47'7" x 17'0" (14.50 x 5.18)
Large multi fuel stove.

Back bar

26'5" x 18'4" (8.05 x 5.59)
Large bar.

Sitting area

20'3" x 18'8" (6.17 x 5.69)
Fireplace.

Kitchen

37'10" x 23'4" (11.53 x 7.11)
Cold store

Keg store

12'11" x 12'11" (3.94 x 3.94)

Male and female toilets

Apartment one

Kitchen/ dining area

22'11" x 13'6" (6.99 x 4.11)
High and low level units.

Bedroom one

15'0" x 10'8" (4.57 x 3.25)

Bedroom two

15'0" x 10'6" (4.57 x 3.20)

Bedroom three

14'2" x 11'7" (4.32 x 3.53)

Bathroom

8'5" x 6'10" (2.57 x 2.08)
Suite comprising low flush w.c, wash hand basin and panel bath with shower attachment.

Apartment two

Kitchen/ dining area

16'0" x 11'1" (4.88 x 3.38)
High and low level units.

Bedroom one

8'1" x 7'9" (2.46 x 2.36)

Bathroom

8'1" x 7'7" (2.46 x 2.31)
Suite comprising w.c, wash hand basin and bath with overhead shower.

Bedroom two

12'8" x 11'4" (3.86 x 3.45)

Outside

There is a large tarmaced yard/parking to the side and rear with various outbuildings and beer store accessed directly off Rathfriland Road.

Planning

The subject property falls under the ambit of the

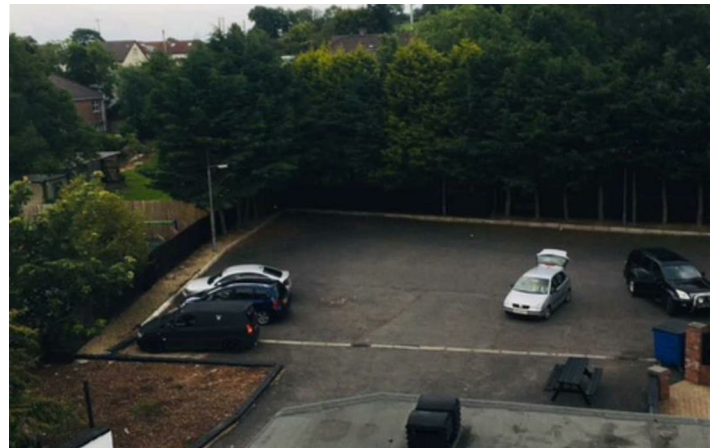
adopted Belfast Metropolitan Area Plan 2015 and sits within the Dromara settlement limit whilst designated Whiteland.

Planning approval (Ref. S/2006/1608/F) was obtained in July 2008 for the demolition of existing public house and construction of residential development of 12 no. Units and associated car parking and landscaping. Potential purchasers should make their own enquiries as to the current planning status. Whilst the property would suit a number of uses we would be of the opinion that the subject would lend itself to a residential development with a mix of townhouses and semi-detached dwellings (subject to planning).

Directions

The subject is located in the heart of Dromara village, County Down. It lies c.6 miles to the southwest of Ballynahinch and c.20 miles from Belfast City Centre.

Directions



Floor Plan

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