Osborne King

For Sale (May Lease)

Town Centre Commercial Building
3,080 sq ft (286 sq m)

15 Market Street
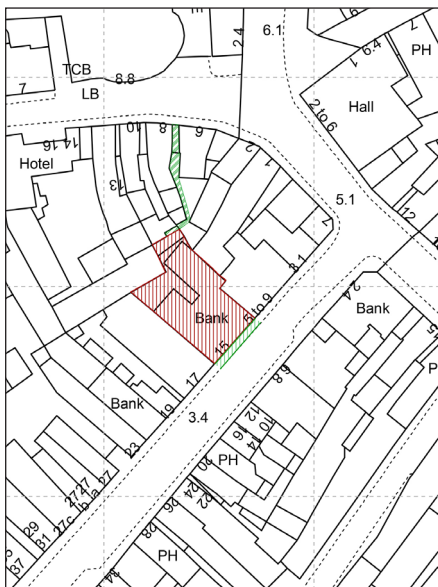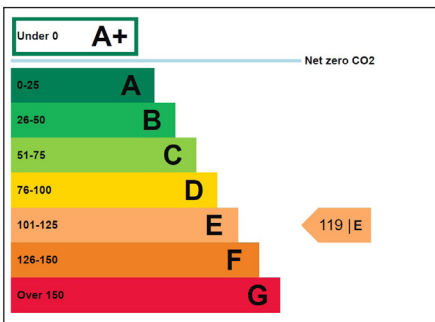Downpatrick
BT30 6LP

COMMERCIAL

For Sale (May Lease)

Town Centre Commercial Building
3,080 sq ft (286 sq m)

15 Market Street
Downpatrick
BT30 6LP

COMMERCIAL

EPC

Location

Downpatrick is a busy market town located approximately 22 miles south of Belfast with a population of 10,800 (2011 census). The property itself occupies a prominent position on Market Street, the town's main retail pitch. The building is centrally located on Market Street and benefits from high levels of foot and vehicular traffic. Nearby occupiers include Ulster Bank, Toals Bookmakers and Minders Fashions.

Description

The property comprises a mid-terrace single storey former bank of traditional construction. To the rear of the property there is an enclosed yard area. The property maybe capable for subdivision to create 2 units.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Gross Internal Area (including strong rooms)	3,080	286

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £20,900
Rate in the £ for 2023/2024: £0.551846

Planning

Planning is passed for a licensed restaurant, however the property would be suitable for retail or professional uses subject to planning.
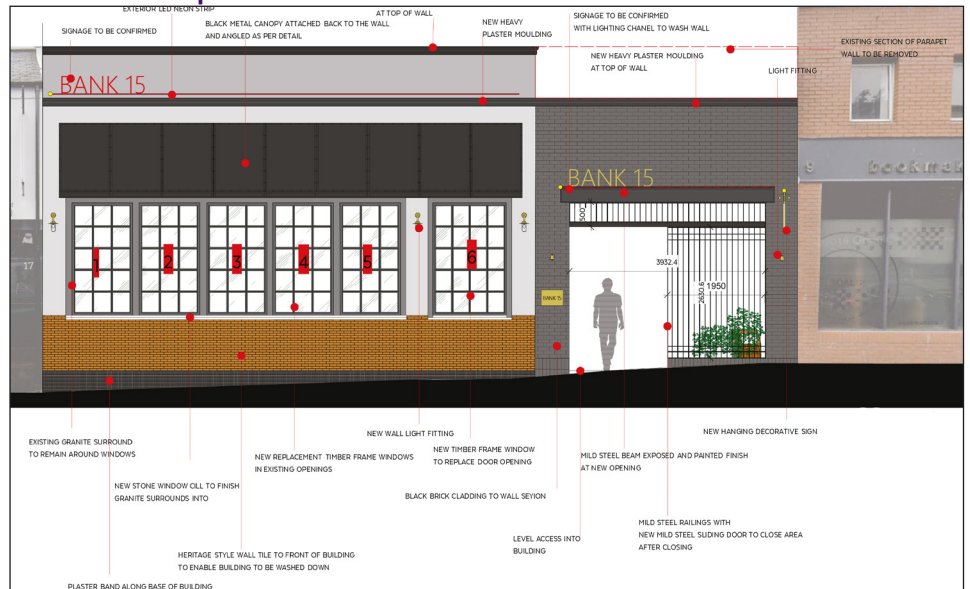
VAT

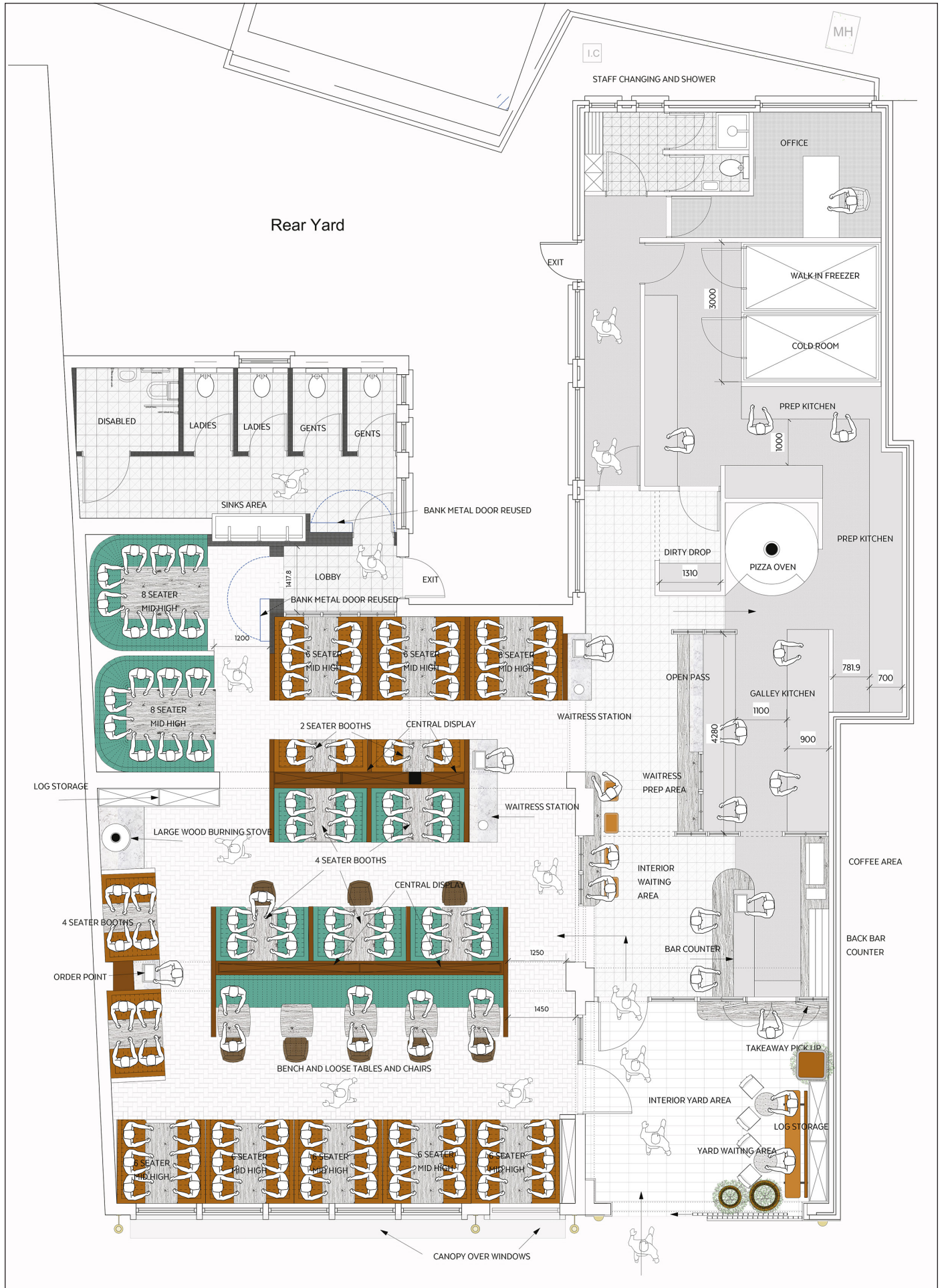All prices, rentals and outgoings are quoted exclusive of VAT.

Sale / Letting Proposal

The property is being offered for sale by Private Treaty with a guide price upon application. Available on a new lease, terms to be negotiated.
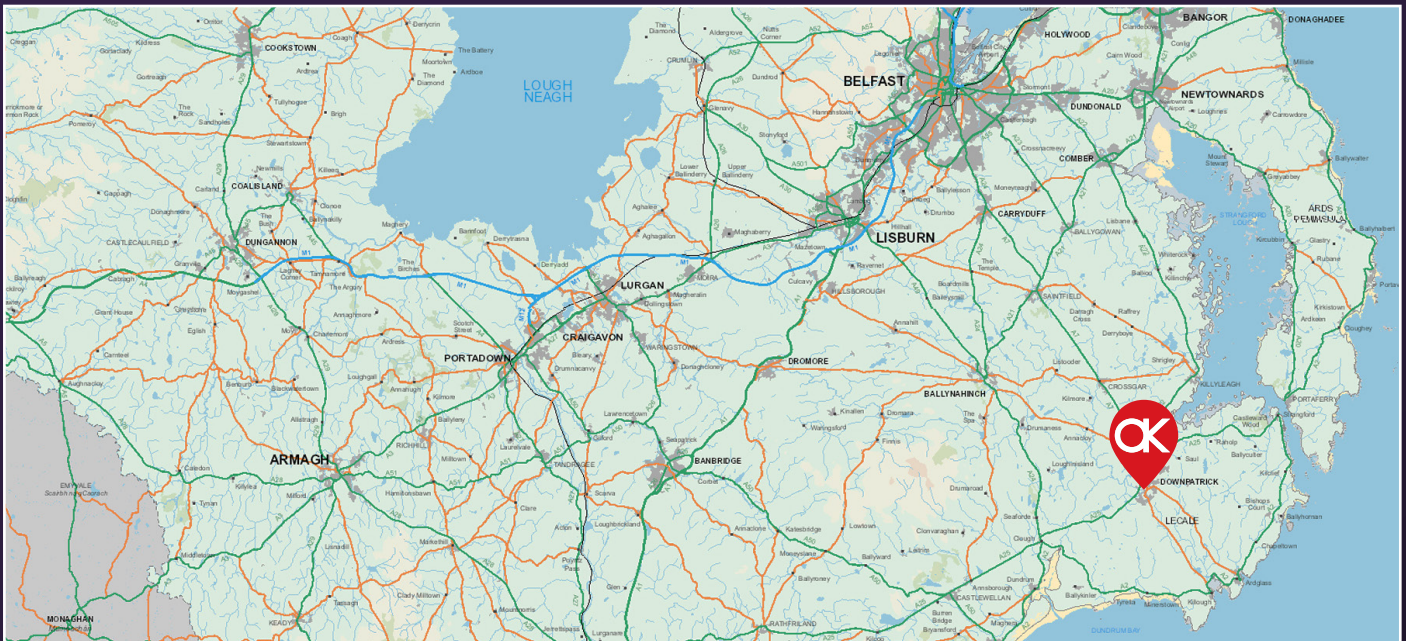

Exterior Concept

Interior Concept for Licensed Restaurant

MH

I.C

STAFF CHANGING AND SHOWER

OFFICE

Rear Yard

EXIT

WALK IN FREEZER

3000

COLD ROOM

PREP KITCHEN

1000

DISABLED

LADIES

LADIES

GENTS

GENTS

PREP KITCHEN

SINKS AREA

BANK METAL DOOR REUSED

DIRTY DROP

PIZZA OVEN

1310

8 SEATER MID HIGH

1417.8

LOBBY

EXIT

BANK METAL DOOR REUSED

OPEN PASS

GALLEY KITCHEN

781.9

700

1200

6 SEATER MID HIGH

6 SEATER MID HIGH

8 SEATER MID HIGH

1100

8 SEATER MID HIGH

WAITRESS STATION

4280

900

2 SEATER BOOTHS

CENTRAL DISPLAY

WAITRESS PREP AREA

LOG STORAGE

WAITRESS STATION

LARGE WOOD BURNING STOVE

COFFEE AREA

4 SEATER BOOTHS

INTERIOR WAITING AREA

CENTRAL DISPLAY

4 SEATER BOOTHS

1250

BAR COUNTER

BACK BAR COUNTER

ORDER POINT

1450

TAKEAWAY PICK UP

BENCH AND LOOSE TABLES AND CHAIRS

INTERIOR YARD AREA

LOG STORAGE

YARD WAITING AREA

8 SEATER MID HIGH

6 SEATER MID HIGH

6 SEATER MID HIGH

6 SEATER MID HIGH

6 SEATER MID HIGH

CANOPY OVER WINDOWS

Location Maps

MARK CARRON: 📞 028 9027 0016   📱 079 8099 9149   ✉ mark.carron@osborneking.com

---

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (http://www.legislation.gov.uk/uksi/2017/692/made). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.