

GERARD MCCLINTON  
ESTATE AGENT

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 **TheMortgageClinic**  
INDEPENDENT MORTGAGE ADVICE  
028 9210 6060 30s

P  
Plan 241  
9.30 am - 6.15 pm  
Waiting limited  
to 60 mins  
in any 2 hours

**BROWNE'S**  
*Fast Foods*

**FAST FOODS**  
**FAST FOODS**

No  
**32**

ESTATE AGENTS  
VALUERS

**Proper**  
Partners  
www.properhomes.co.uk

31-32 Market Square, Dromore, BT25 1AW

Price £100,000

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# BROWNE'S

Fast Foods

- Sat  
- 6.15 pm  
limited  
mins  
2 hours

No  
32



stop



# 31-32 Market Square

Dromore, BT25 1AW

- Are You Ready For A New Challenge??
- Located in the Heart of Dromore Town Centre in A Prominent 3 Storey Building
- Selling Due To Retirement Plans - Possible Handover Period Can Be Discussed
- Business, Fixtures, Fittings and Goodwill For Sale with Lease of the Premises Negotiable
- Exciting Opportunity To Own A Thriving Fish & Chip Shop
- Operating Successfully For 40 Years
- Accounts Available Upon Request
- Potential Purchase of the Building Also Available

Are you prepared for an exciting challenge? This is your chance to own a thriving Fish & Chip Shop right in the heart of Dromore, County Down.

This family-owned establishment has become an integral part of the Dromore community, attracting a loyal customer base and enjoying a very healthy turnover for the past 40 years and whilst already successful in its own right, this business has superb options for even further growth.

Dromore is a town on the rise, experiencing significant growth, and as the population continues to grow, there is a new opportunity for someone to take on the bustling atmosphere of running the town's most beloved eatery.

The business is available due to my clients retirement plans, however they are more than willing to assist during the transition period, ensuring the next generation is well-prepared and connected to the loyal customer base.

A discounted purchase price of £100,000 for the business, Fixtures, Fittings and goodwill is based on rental agreement for the premises on a five year lease at £20,000 pa.

My client owns the property so we are happy to discuss with the new business owners the option to purchase the building if required.

Accounts available upon request.

Any further questions please do not hesitate to contact me on [gerard@gerardmclinton.co.uk](mailto:gerard@gerardmclinton.co.uk) or 02890 992884

Price £100,000



**Ground Floor: Main Shop** 17'7" x 16'6" (5.37 x 5.03)

**Ground Floor: Store / Kitchen** 10'8" x 9'4" (3.27 x 2.85)

**Ground Floor: Potato Prep Room**  
12'1" x 10'8" (3.69 x 3.27)

**First Floor: Store Room** 10'7" x 9'2" (3.23 x 2.8)

**First Floor: Store Room** 8'3" x 6'8" (2.53 x 2.04)

**First Floor: Cold Store** 7'11" x 6'11" (2.42 x 2.13)

**Second Floor: Store** 16'10" x 11'1" (5.15 x 3.4)

**Second Floor: Office** 8'3" x 7'3" (2.53 x 2.21)

**WC**

**Outside**





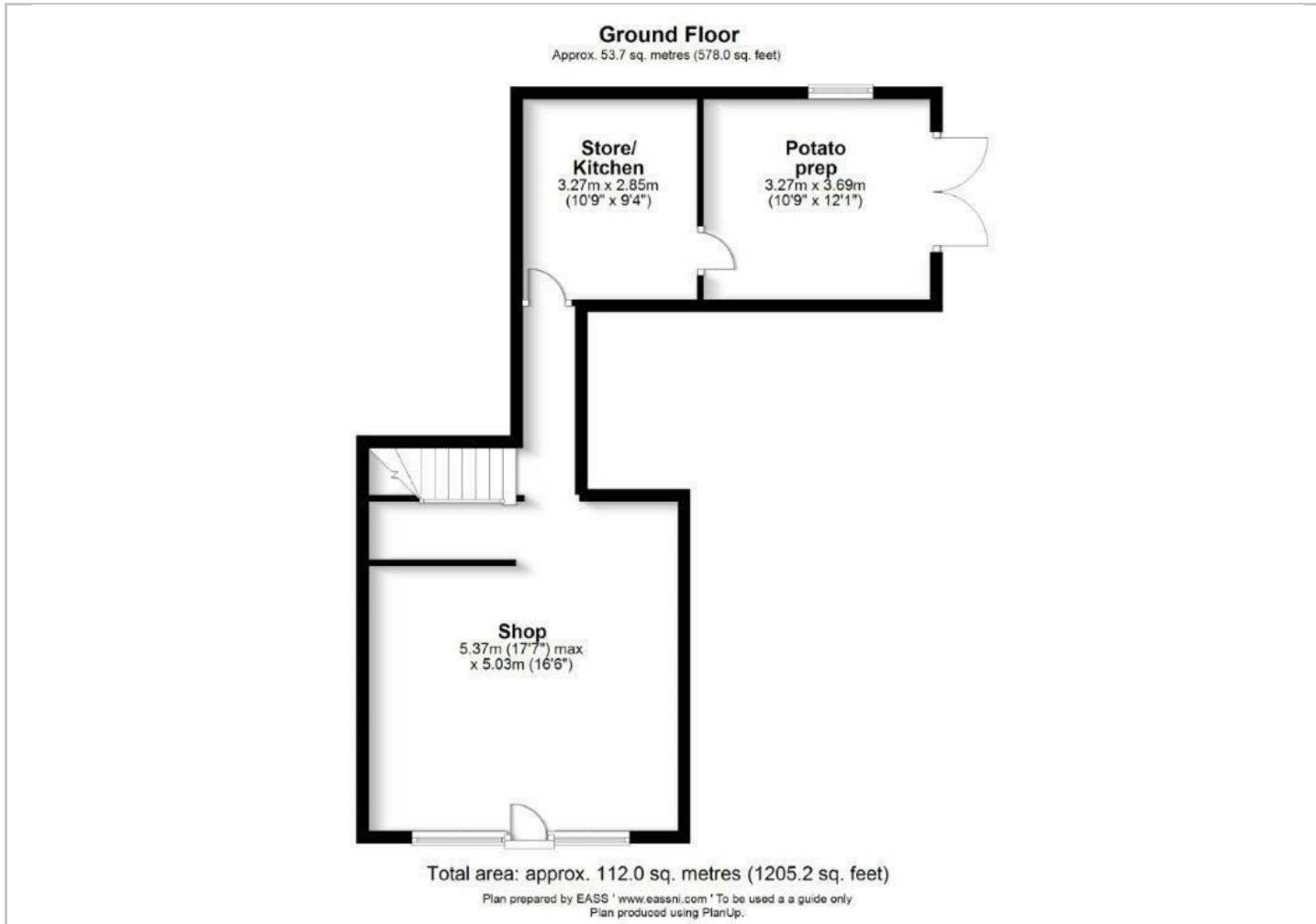
Directions







## Floor Plans



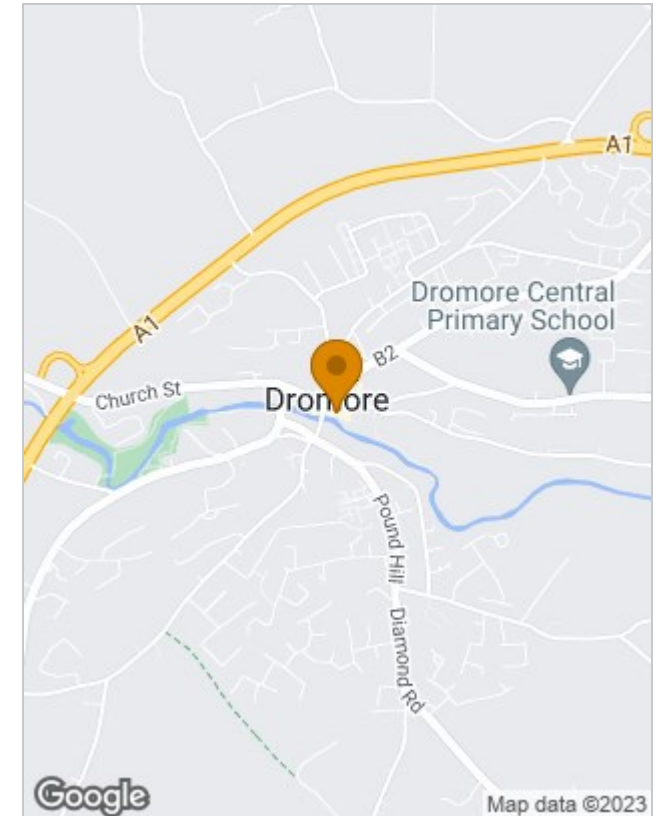
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: [info@gerardmcclinton.co.uk](mailto:info@gerardmcclinton.co.uk) <https://www.gerardmcclinton.co.uk>

## Location Map



## Energy Performance Graph

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