



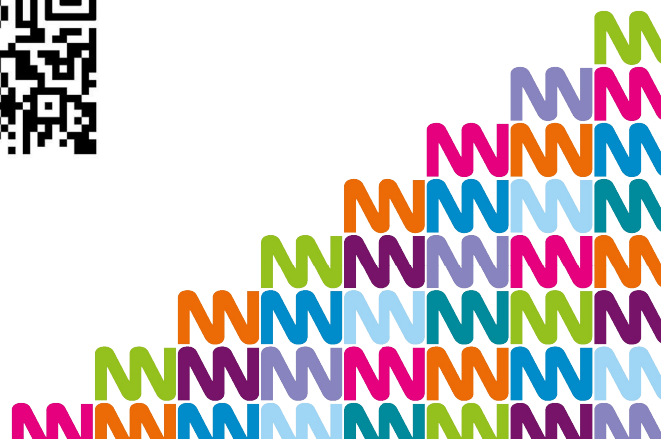
**16 Dromore Street**  
 Ballynahinch  
 BT24 8AG

Offers In The Region Of  
**£60,000**

- Business Opportunity
- Perfect Location
- Fully Refurbished
- High Quality Equipment
- Spacious Prep Area
- Existing Lease in Place
- Available Now
- Carrie on 028 9756 4400
- Email [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



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			





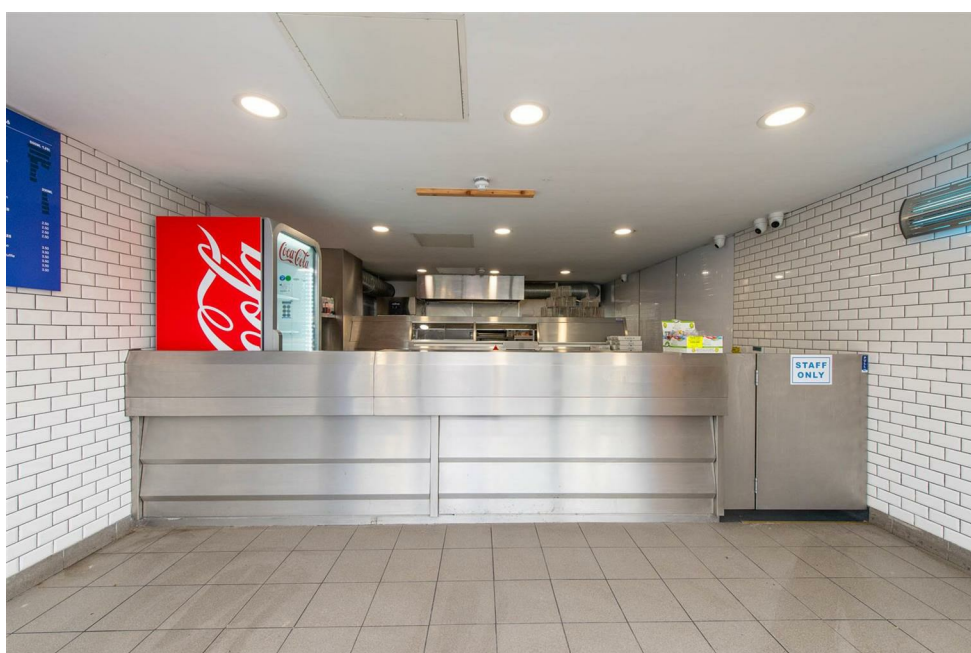
CJ's Chippy, a thriving and established business, is now available for sale, presenting you with an exciting chance to take over and make your mark in the food industry.

Including;

**Highly-Regarded Culinary Equipment:** Acquire a range of top-of-the-line culinary equipment, carefully selected and maintained to ensure top-notch quality and efficiency. From fryers to grills, everything you need to run a successful food outlet is already in place.

CJ's Chippy has earned a stellar reputation for delivering excellent food, winning the hearts of customers throughout the area. The business is situated in a prime location with a strong flow of traffic, offering great visibility and accessibility to attract customers effortlessly.

The established history ensures a smooth transition for the new owner. The existing lease agreement provides a flexible and cost-effective option to the potential buyer.



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For any enquiry relating to this property, please contact

**Carrie Mackin**

carrie@quinnestateagents.com  
07803626095

#### **Ballynahinch Branch**

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### **Downpatrick Branch**

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

#### **Banbridge Branch**

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### **General Enquiries**

sales@quinnestateagents.com

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)

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.