



**To Let**  
**Prominent Cafe/ Restaurant Premises**  
**With Car Park At The Rear**  
**Located In The Hub Of Gilford Village**  
**Large Catchment Area From Portadown To Banbridge**

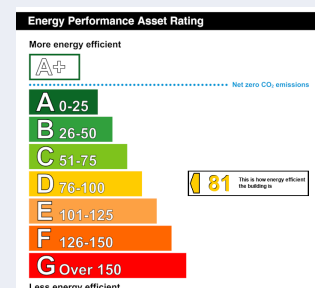


**21 Dunbarton Street, Gilford, Co Armagh BT63 6HJ**

- Cafe/ restaurant premises
- Dining area on ground floor
- Kitchen in basement
- Oil fired heating
- Parking at rear

**£7,800**

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We have been instructed to offer for let this Cafe/ restaurant premises, it is located on Dunbarton Street in the centre of Gilford village. It should be an opportunity for someone seeking to start a restaurant or Cafe in this popular village. Gilford is centrally located and convenient to Portadown, Tandragee and Banbridge.

The property comprises a dining area/ reception area on the ground floor with the kitchen and preparation area in the basement. An added bonus is this property has its own parking area at the rear.

**Cafe**  
21' 0" x 18' 0" (6.40m x 5.49m)

**Reception**  
15' 0" x 8' 7" (4.57m x 2.62m) Counter, shelves, sink

**Rear Hall**

**W.c.**  
w.c. and wash hand basin

**Basement**

**Hall**  
8' 10" x 3' 10" (2.69m x 1.17m) Stairs to first floor, back door

**Kitchen 1**  
12' 6" x 9' 5" (3.81m x 2.87m)

**Kitchen 2**  
16' 9" x 9' 4" (5.11m x 2.84m) Low level units, stainless steel sink

**Outside**  
Parking area at rear

