



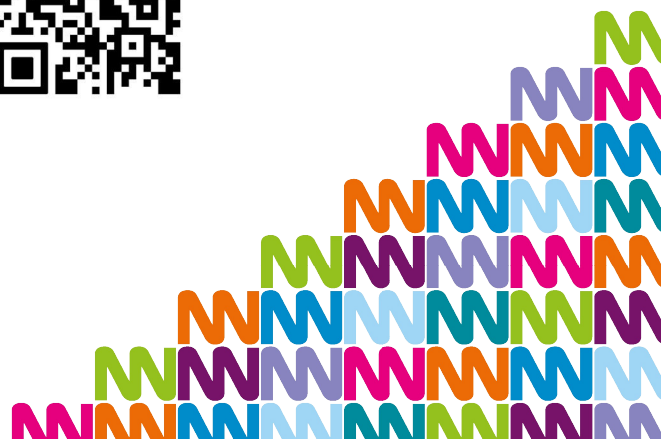
10-12 Stream Street
Downpatrick
BT30 6DD

**Offers In The Region Of
£75,000**

- Excellent Development Opportunity (Subject to Appropriate Approvals)
- Spacious Site to the rear
- Town Centre Location
- Cash Buyers Only
- Viewing By Appointment



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	1	1
Not energy efficient - higher running costs			





This former well known Stream Bar is situated within walking distance of the town centre and offers a unique and exciting development opportunity for potential buyers or investments.

Although it has been vacant for several years, this property holds significant potential with the right vision.

The property comprises a spacious layout previously used as a bar and lounge, kitchen area, three first floor rooms and bathroom area.

To the rear of the property is a good sized site offering ample outdoor space for additional commercial or residential use.

The interior is in need of full renovation and could be adapted for a variety of uses subject to the necessary planning permission.

Accommodation Comprises

Ground Floor - Reception/Bar Area, Kitchen, Two Store Rooms and Toilets. First Floor - Three Bedrooms and Bathroom Area.

Location

This property is situated on Stream Street opposite the side entrance to the St Patricks Chapel.

Contact Us

To organise your viewing, please contact Edel on 07703 612 257 or edel@quinnestateagents.com



For any enquiry relating to this property, please contact

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General Enquiries

sales@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.

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