

Founded in 1863 our knowledge and experience of the local land and property market remains unrivalled in the 21st century.

The company is a locally owned and managed business combining the traditional values of honesty, trustworthiness and unmatched customer service with a dynamic, progressive and flexible approach to modern day market conditions.

The firm has grown from strength to strength, opening an office in Lisburn in 2004 and we enjoy unrivalled cover and knowledge along the A1 corridor from Lisburn to Newry.

Our expertise and professionalism, built up over many decades, ensures you can be confident you are in safe and reputable hands. Our team of highly trained staff includes chartered surveyors, estate agents, property managers and qualified valuers.

Listed below are some of the services we provide on a day to day basis.

Services

Residential

- Resale
- Prestige Properties
- New Developments
- Building Sites
- Land and New Homes

Commercial

- Agency - Sales and Lettings
- Valuations
- Rent Reviews
- Lease Renewals
- Management

Professional Services

- Mortgage Valuations
- Homebuyer's Reports
- Compulsory Purchase
- Probate and Tax Valuations
- Private Valuations

Lettings

- Tenant Search
- Rent Collection
- Management

Agricultural

- Farm & Land Sales
- Land Lettings
- Auctioneering Services
- Wayleaves

BANBRIDGE
21 Newry Street
Banbridge
BT32 3EA
028 4066 2206
banbridge@shooter.co.uk

LISBURN
17-19 Market Street
Lisburn
BT28 1AB
028 9266 6556
lisburn@shooter.co.uk



www.shooter.co.uk

1 Church Square
RATHFRILAND BT34 5PT



WELL FITTED CAFE / TAKE-AWAY
WITH SELF CONTAINED
RESIDENTIAL ACCOMMODATION
ABOVE

A rare opportunity to acquire a substantial and well maintained premises in a high profile location in Rathfriland. The opportunity comprises a well fitted and long established fast-food take-away and cafe to ground floor (fixtures, fittings and goodwill included) and a self contained block of five number bedsits to first and second floors, three of which are let and providing day one income. For sale at an attractive price offering good value on a price per square foot basis. Commercial element and residential element could be split and sold separately if required. An early viewing is recommended.

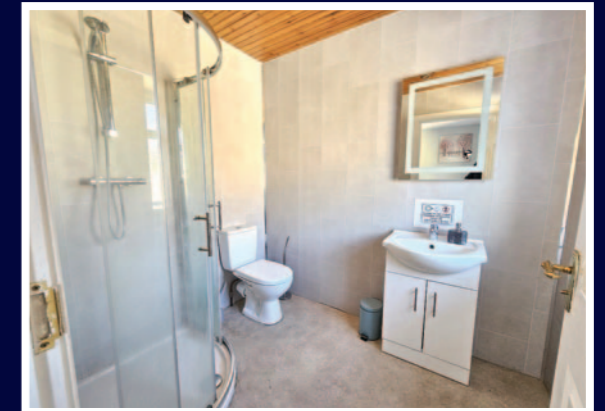
COMMERCIAL
INVESTMENT

for sale

£200,000

1 Church Square RATHFRILAND, BT34 5PT

For Appointments
Telephone: (028) 4066 2206



Ground Floor and Basement - Commercial
Fully fitted ground floor take-away 921 sq. ft. and basement storage 307 sq. ft.
All fixtures and fittings included comprising extensive range of fryers, oven, cold storage etc. Full inventory available on request. Bottled gas fitted.

First and Second Floors - Residential

Rates

1 Church Square Commercial Unit NAV £4,800
Estimated rates payable 2024/25: £2,122 (includes 25% SBRR)

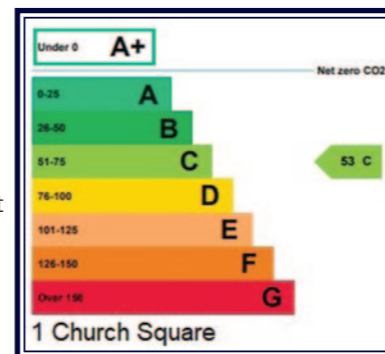
1A Church Square Residential Units
Estimated rates payable 2024/25: £808.72

EPC

1 Church Square: C53
1A Church Square: C69

VAT

Outgoings are inclusive but may be liable to VAT.



Features:

- * Substantial & Prominent Corner Site with Accommodation over Three Floors plus Basement Stores
- * Ground & Basement - Well Established Take-Away Business 'Cod on the Corner' Includes Land & Buildings, Fixture & Fittings & Goodwill
- * First & Second Floor - Five no. Bedsits with Communal Kitchen Suitable for HMO licence (subject to approvals)
- * Three Bedsits Currently Let & Income Producing £16,800 per annum
- * Ground Floor Take-Away 921 sq. ft. Basement 307 sq. ft.
- * First & Second Floor Residential 1,199 sq. ft.
- * High Profile Premises Situated in the Heart of Rathfriland's Church Square
- * Excellent Opportunity to Acquire a High Yielding Investment Opportunity with Asset Management Potential
- * Premises Can be Split if Required - Residential Element & Commercial Element Price on Application
- * Full details including Business Accounts Available on Application

Price:

Offers Around: £200,000
Ref: 11032

Appointments:

Please call (028) 4066 2206

Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.

Holding deposits: Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance.

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.