



**13 Market Street**  
Downpatrick  
BT30 6LP

**£15,000 (From) Per Annum**

- Large Commercial Unit
- Prime Location
- Large footfall
- Ideal unit for a variety of businesses.
- Recently refurbished with new windows & shutters installed
- A blank canvas ready for a new business venture
- Connected with 3 Phase electric box
- Phoenix gas installed
- Contact our Downpatrick Branch for more information
- Email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) or call 02844612100

| 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 |   |         |           |





Welcome to Market Street, Downpatrick - a bustling location perfect for your next commercial venture! This large commercial unit boasts endless possibilities with its spacious layout (approx 1500sqf). Recently refurbished, this property is a blank canvas ready for you to make your mark. Situated in an area with high levels of footfall, the potential for success here is immense. Whether you're looking to open a trendy cafe, boutique shop, or office space, this property is suitable for a variety of uses. Don't miss out on this fantastic opportunity to establish your business in this prime location!

For more information contact our Downpatrick Branch on 02844612100 or email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Jonathan Quinn**

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07889537055

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@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.