

## 13 ST. PATRICKS AVENUE DOWNPATRICK BT30 6DW



- Established Cafe/ restaurant
- Popular location
- Recently Refurbished
- Accounts available on request
- Prominent business for over 30 years
- Fully furnished

### £59,950

Tenure: Freehold

Viewing: Please contact Downpatrick Branch Tel: 028 4461 4101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(61-80)	D		
(51-60)	E		
(31-50)	F		
(1-30)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Main dining space**

31'9 x 22'2

**Preparation area**

18'9 x 9'1

**Serving Area**

10'0 x 8'4

**Kitchen**

13'0 x 13'0

Fully furnished modern kitchen facilities.

**Carry out area**

8'4 x 7'5

Door to rear and serving hatch

**W.c**

6'0 x 5'0

Wash hand basin and low flush w.c









Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Questions you may have.

**WHICH MORTGAGE WOULD SUIT ME BEST?**

**HOW MUCH DEPOSIT WILL I NEED?**

**WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?**

To answer these and other mortgage related questions contact Aaron Ferris on

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up





**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

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028 9336 5986

**CAUSEWAY COAST**  
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028 9072 9270

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028 9047 1515

