

FOR SALE



On the instructions of Tom Keenan of Keenan CF-Trustee in Bankruptcy

PRIME RETAIL PROPERTY

20 Market Street, Downpatrick

- High Street retail unit.
- Prominent location in the centre of Downpatrick.
- For Sale by Informal Tender, Closing date for submission of offers: 12 noon 7 November 2013.

028 9044 7144



WHELAN

DESCRIPTION

Mid terrace retail premises extending over ground first and attic levels. Located in the centre of Downpatrick.

ACCOMMODATION

		SQFT	SQM
Ground Floor	Sales	621	57.7
	Store	743	69.0
First Floor	Ancillary	440	40.9
	W/C	-	-
Attic	Ancillary	242	22.5

RATING

NAV £11,400

Commercial Rate 13/14 £0.5956

PRICE

Offers in the region of £79,000

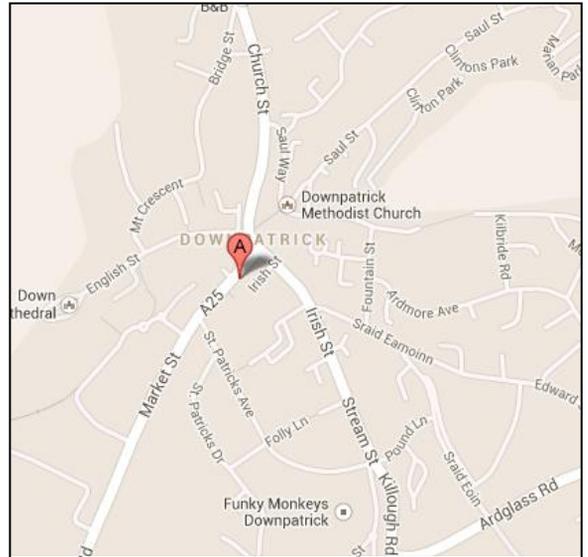
Written offers to be submitted to the offices of Whelan Commercial Limited by 12 noon 7th November 2013 and should state:

1. Name of purchaser
2. Price Offered
3. Any conditions attached to the offer
4. Confirmation of funding or letter of support from bank
5. Solicitor Details

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

LOCATION MAP



VIEWINGS

By appointment through sole agents:-

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

028 90447144 / email@whelan.co.uk

whelan.co.uk



Energy Performance Certificate

Non-Domestic Building

Northern Ireland

J J Donnelly
20-22 Market Street
DOWNPATRICK
BT30 6LY

Certificate Reference Number:
9679-3051-0777-0200-5525

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 177 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	240
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	136.84

Benchmarks

Building similar to this one could have rating as follows:

35 If newly built

83 If typical of the existing stock