

TO LET

COMMERCIAL



- Former Restaurant and Café
- NIA c. 5,700 Sq Ft
- Fully fitted commercial kitchen
- Restaurant Licence
- Prominent location in Markethill
- On-site car parking

5 Mowhan Road | Markethill | Armagh | BT60 1RQ

£15,000 per annum

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DESCRIPTION

The property extends to approximately 5,700 Sq Ft and comprises a restaurant with bar and fully fitted kitchen and a function room with second bar upstairs. There is also a Café with separate access fronting onto Mowhan Road.

The restaurant has been well maintained with many original features including an open fire, exposed brick walls, vaulted ceiling and a dumbwaiter.

The property is located on the busy corner of Mowhan Road, adjacent to Hunters Supermarket and close to Market Hill Town Centre. The unit benefits from high levels of vehicular and pedestrian footfall as well as having generous on site car parking facilities.

RATES

NAV: £23,600

Rates Payable estimated at £13,560.

Perspective tenants are advised to make their own enquiries with Land & Property Services about possible discounts.

ACCOMMODATION

Main Floor - 12.34m x 10.95m - Main floor area to include reception counter, wooden style flooring, fully fitted counter with shelving and work top space.

Cafe - 9.10m x 6.74m - Large area to include fully fitted counter with shelving and work top space, tiled flooring and has its own separate access.

Function Room - 18.92m x 7.33m - Function room on the first floor comprising a large area with wooden flooring and is fully fitted with a bar.

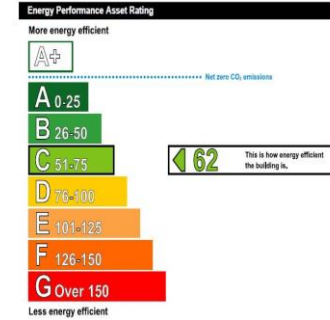
Kitchen - 7.73m x 6.64m - Fully fitted commercial kitchen with tiled flooring and Bottled LPG Gas supply.

Washing Room - 7.51m x 2.38m - Large washing area fully plumbed. Ceramic tiled flooring.

Office - 2.55m x 1.91m

Male, Female & Disable WC Facilities.

There is a restaurant licence for the property which can be transferred to the new occupier.



VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact Alison McClean.

Tel. 07885 603066

Email. alison@hannath.com



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 give no guarantee as to the accuracy thereof. Any floor plans shown are for illustrative purposes only.

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