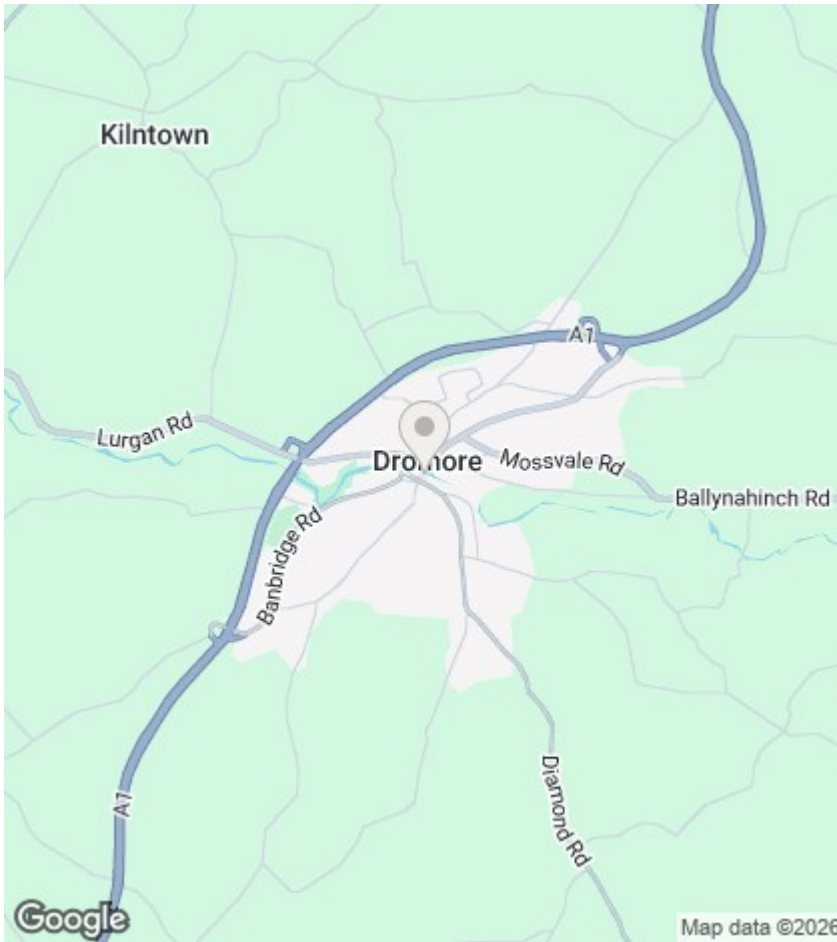




7-9 Bridge Street, Dromore, Down, BT25 1AN

Guide price £65,000

- This former public house has potential to develop as a ground floor retail unit with first and second floor apartments above.
- Its ideal riverside location would be suitable for a wine bar or cafe.
- Historic charm from 1800
- Prime development opportunity
- Potential for retail and flats
- Riverside views enhance appeal
- Central Dromore location
- Close to local amenities
- Ideal for investors
- Viewing highly recommended



## Directions

## Viewings

Viewings by arrangement only. Call 028 92 693800 to make an appointment.

## Council Tax Band:

Northern Ireland

## EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		92	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Proposed Basement Floor Plan**  
Scale 1:100

**Proposed Ground Floor Plan**  
Scale 1:100

**Site Plan**  
Scale 1:500

**Proposed First Floor Plan**  
Scale 1:100

**Proposed Second Floor Plan**  
Scale 1:100

Project: [redacted] Date: [redacted]

Proposed change of use and proposed extension to form retail unit on ground floor, with apartments on first and second floors at Bridge Bar, 7-9 Bridge Street, Dromore.

Drawing title: **Feasibility Floor Plans**

Project No: 2436  
 Date: As shown @ A3  
 Date: Sept 2024  
 Drawing No: 2436 001 f01

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