



For Sale Substantial Commercial Property
Gosford Mill, 5 Mowhan Road, Markethill, BT60 1RQ



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COMMERCIAL

028 90 500 100

SUMMARY

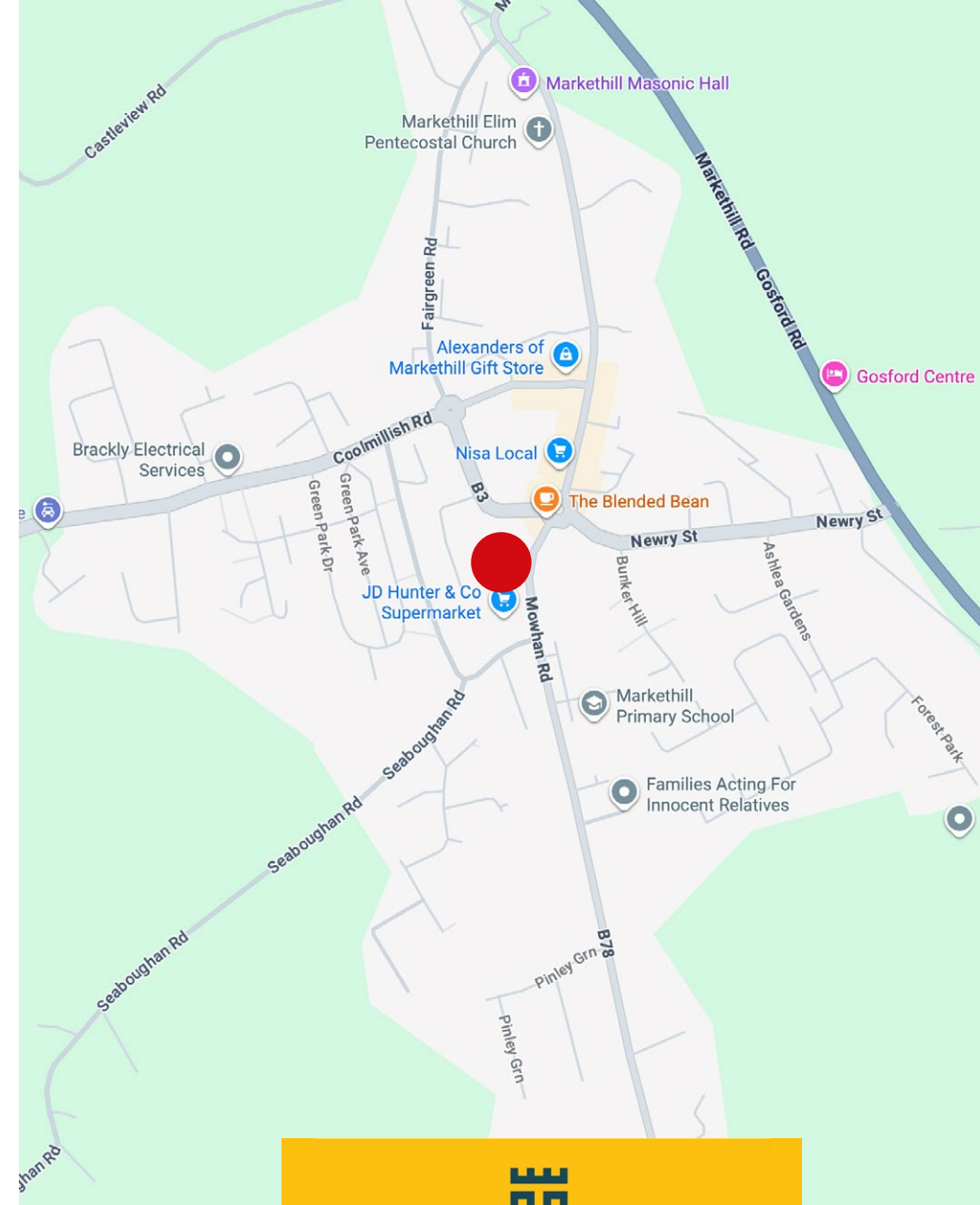
- Substantial former restaurant / café and function venue
- Net Internal Area approximately (393 sq m) (4,237 sq ft)
- Prominent corner position in the centre of Markethill, adjacent to J.D. Hunter & Co Supermarket
- Suitable for a range of commercial or alternative uses, subject to consents.

DESCRIPTION

- Gosford Mill is a substantial commercial property extending to approximately 393 sq.m (4,237 sq.ft).
- Most recently the property was in use as a significant food production kitchen, complete with chill/freezer rooms, preparation areas and extraction systems.
- Accommodation is arranged over ground and first floor levels, incorporating a substantial rear extension.
- Externally the property is finished with natural stone walls with slate roof, while internally fitted in a traditional style with many original features including open fireplace, exposed brick walls, vaulted ceiling to restaurant and fitted kitchen with dumbwaiter.

LOCATION

- The property occupies a prominent corner position on Mowhan Road, immediately adjacent to J.D. Hunter & Co Supermarket in the centre of Markethill, Co Armagh.
- The location benefits from strong vehicular and pedestrian footfall.
- Markethill is a popular village in Co Armagh located on the A28 road Newry to Armagh road and is adjacent to Gosford Forest Park.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Lobby	9.51	102
	Restaurant	127.04	1367
	Commercial Kitchen	125.35	1,348
	Stores / Prep / Comms	40.27	433
	Male and Female Toilets		
Ground Floor Net Internal Area		302.17	3,250
First Floor	Function Room	91.76	987
Total Net Internal Area		393.93	4,237

RATES INFORMATION

NAV £19,300

Rate in £ 2026/27: £0.627665

Estimated rates payable 2026/27: £12,113.93

Interested parties should check their individual rates liability directly with Land & Property Services.

SALE DETAILS

Title: Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

Price: Offers are invited in the region of £295,000, exclusive.

VAT: All prices and outgoing are exclusive of but may be liable to Value Added Tax.



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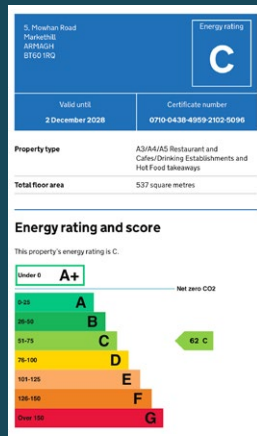
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EPC



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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