



FOR IDENTIFICATION PURPOSES

All final bids to be received by 12 noon on Thursday 6th July 2023



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE

Central Former Public House and Adjoining Site (Ideal for Redevelopment)

114 Market Street / Madden Road, Tandragee, BT62 2BP

LOCATION

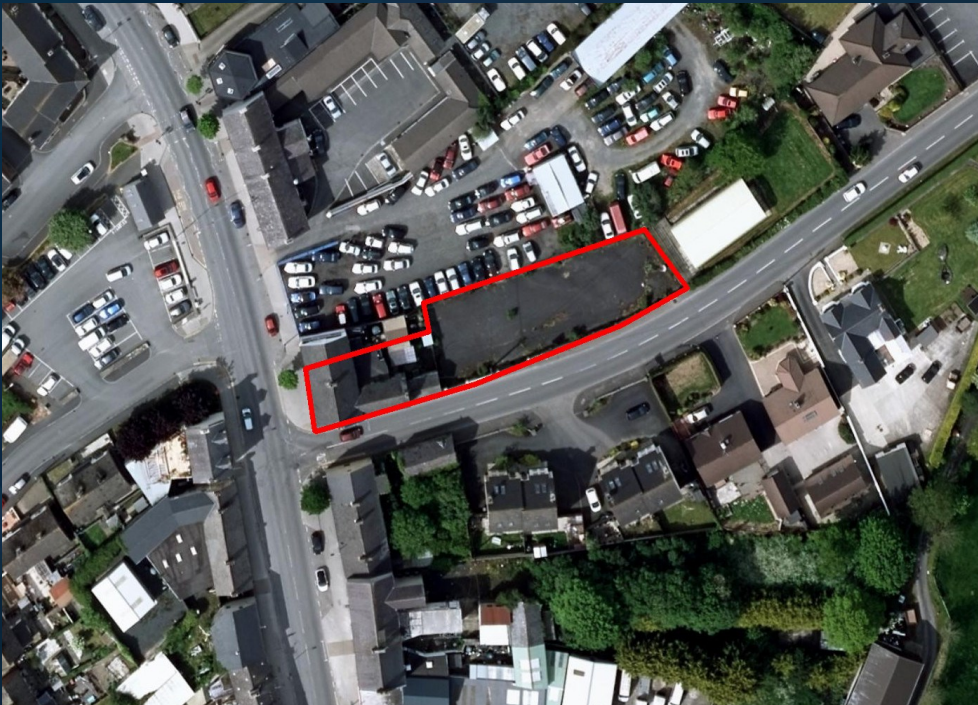
The subject is located on the corner of Market Street and Madden Road in the heart of Tandragee within the Banbridge & Craigavon Borough Council. The town is a popular commuter location being c. 9.5 miles from the main M1 route. The towns of Portadown and Newry lie c. 11 and c. 15 miles away respectively.

DESCRIPTION

The former public house together with rear site extends to c. 0.3 acres (0.40 hectares) and is ideal for redevelopment, indeed it was previously passed for 14 no. apartments with associated covered parking. Preliminary advice suggests that 7-8 townhouses would also be possible on the site subject to planning going forward.

SITE AREA

Site Area	0.2 Acres	0.08 Hectares
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SALES DETAILS

PRICE: We are seeking offers over £150,000.
TITLE: We assume the property is held under freehold / long leasehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject property is as follows:

112 Market Street:	£ 960	Payable:	£521.86
114 Market Street:	£3,000	Payable:	£1,630.82

The commercial rate in the pound for 2022 / 2023 is £0.543607.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE

N/A



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.