



**TO LET** Potential Office, Cosmetic or Healthcare Opportunity  
**Palace Lodge, Palace Demesne,  
Armagh BT60 4EL**



**OKT**  
O'CONNOR KENNEDY TURTLE

On the instructions of



**Armagh City  
Banbridge  
& Craigavon**  
Borough Council

# LOCATION

Armagh is one of Northern Ireland's principal market cities located some 40 miles south west of Belfast and c. 15 mins drive to the Border with Ireland. The city has a wide range of services and amenities together with a variety of schools and further educational facilities.

The subject property is located at the entrance to the Palace Demesne which comprises some 70 acres of undulating parkland and facilities.

# DESCRIPTION

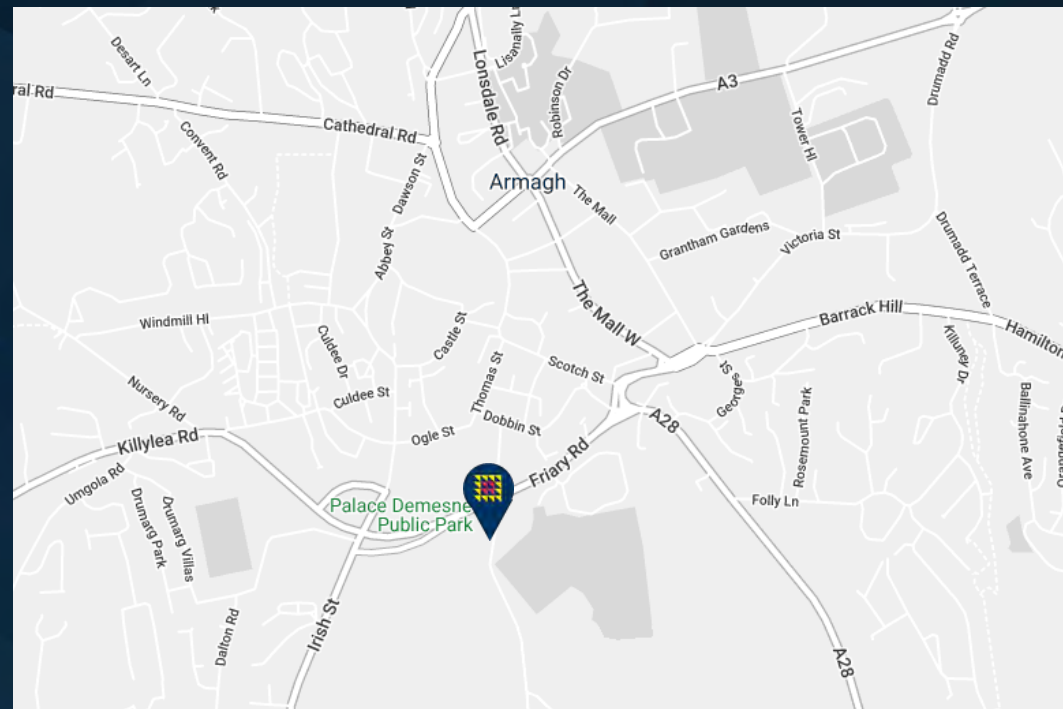
The property comprises an attractive two storey Listed building which until recently was utilised as office accommodation.

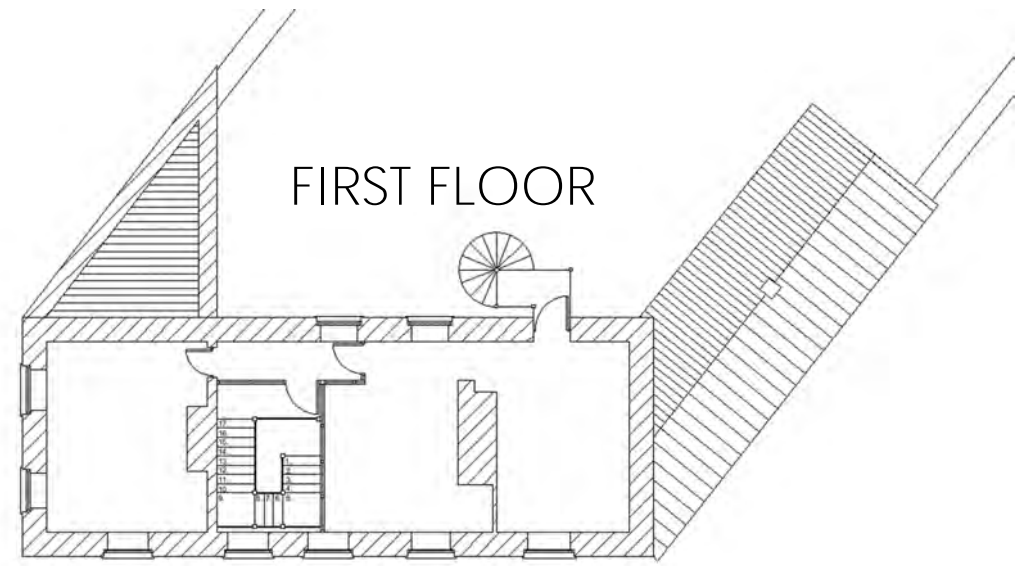
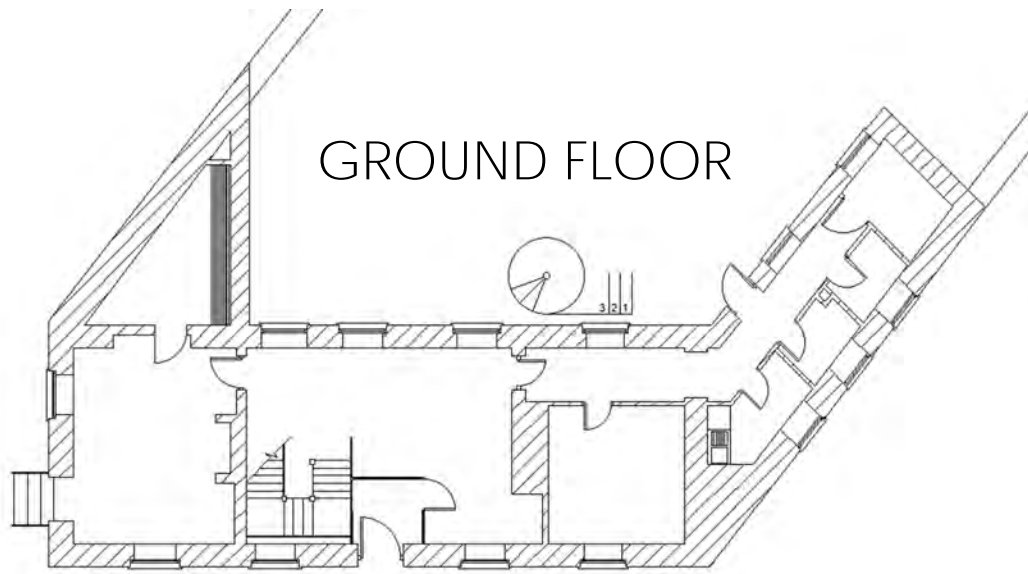
Internally the premises provides a range of open plan and cellular space over both floors together with a range of staff facilities and WCs.

Externally the property benefits from an attractive rear enclosed yard and the use of communal car parking to its front elevation.

# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 78.4 sq m	C. 844 sq ft
FIRST FLOOR	C. 51.1 sq m	C. 550 sq ft
<b>TOTAL</b>	<b>C. 129.5 sq m</b>	<b>C. 1,394 sq ft</b>





# LEASE DETAILS

ASKING RENT: £15,000 per annum

SUGGESTED LEASE TERM: 10 year lease with a rent review and tenant only break after 5 years

REPAIRS: Full repairing and insuring lease

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

# RATES

NAV: £7,550.

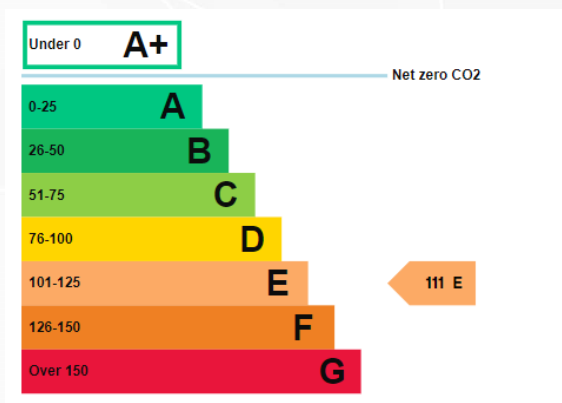
Rates payable in accordance with LPS website: £4,255.52

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

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/uksl/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.

# EPC CERTIFICATE



## IMPORTANT NOTICE

The particulars and any documentation are provided for the guidance only of potential purchasers / developers and will not form part of any contract which may be entered into.

No representation or warranty is made or given in relation to the condition or suitability of any services.

All proposals made will be subject to further detailed negotiations and subject to contract, and Armagh City, Banbridge & Craigavon Borough Council may decide not to pursue negotiations in relation to all or any of the proposals which it may receive or may decide to invite other proposals.

Armagh City, Banbridge & Craigavon Borough Council will not be liable for any inaccuracy in these particulars or in any other documents or for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations.

None of the matters in these particulars or in any other documents or in any proposals which may be made will constitute an agreement or collateral contract with Armagh City, Banbridge & Craigavon Borough Council.

# 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.