



**For Sale Commercial Site**

63-65 Stramore Road, Gilford BT63 6HL



**McKIBBIN**

COMMERCIAL

**028 90 500 100**

## SUMMARY

- Commercial site of 2.16 acres.
- Accessible location in Gilford, County Down.
- Suitable for variety of uses, subject to any necessary planning consent.

## LOCATION

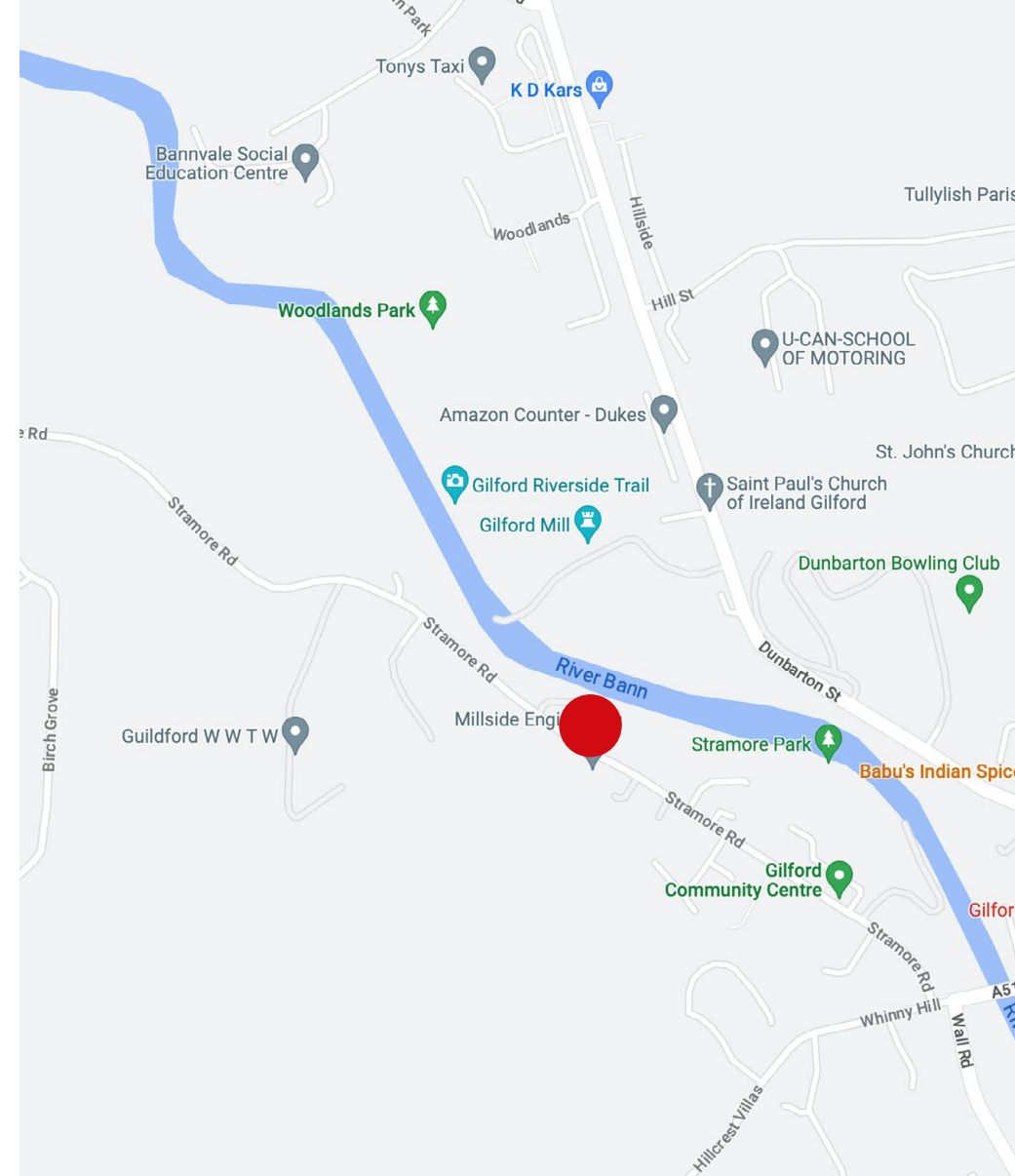
- The subject property has good frontage to the Stramore Road on the western side of Gilford, approximately 0.5 miles from the centre of the village.
- Gilford is a village in Co. Down, Northern Ireland which sits on the River Bann between the towns of Banbridge, Tandragee and Portadown with a population 1,927 people in the 2011 Census. The village acts as a local service centre for the community and surrounding rural hinterland.

## DESCRIPTION

- The subject comprises a commercial site of approximately 2.16 acres which comprises yard space and stores.
- Two of the units are currently occupied on an informal rental basis. Further details from the agent.

## PLANNING

- The majority of the site is designated as an Area of Existing Employment.
- An area of the site is within the flood plain of the adjoining River Bann, as designated by Rivers Agency.
- Interested parties should make their own planning enquiries with Armagh, Banbridge & Craivavon District Council.



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## EXISTING ACCOMMODATION

| Description         | Sq M  | Sq Ft  |
|---------------------|-------|--------|
| Stores approx.      | 1,339 | 14,407 |
| Outbuilding approx. | 315   | 3,389  |

## RATES INFORMATION

Stores (NAV): £8,300

Rate in £ 2023/24: £0.563645

## TITLE

The property is held Freehold or Long Leasehold, subject to a nominal ground rent.

Note - NIW currently have a Pumping Station on the site with appropriate rights of access from Stramore Road, shown blue on the Site Plan. A right of way across the entrance will be required for access purposes to the residential dwelling at 65 Stramore Road.

## PRICE

Offers in the region of £150,000, exclusive.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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Not To Scale. For indicative purposes only.

## CONTACT

For further information or to arrange a viewing contact:

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