



For Sale Commercial Premises with Residential Development Potential

The Old Cook House, Main Street,
Donaghcloney, Craigavon BT66

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**FRAZER
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Summary

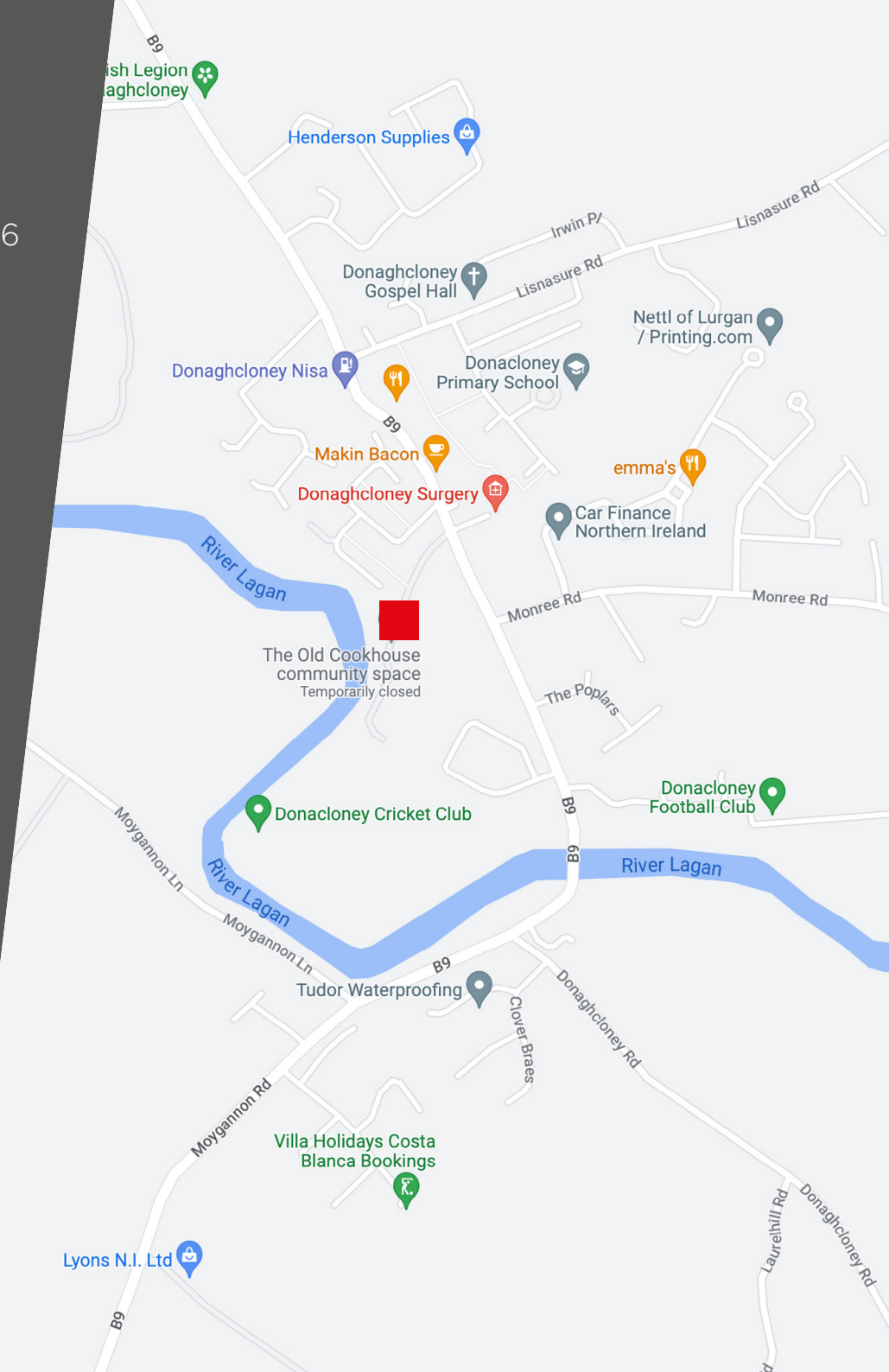
- Commercial property situated just off Main Street, Donaghcloney.
- The property comprises a two storey commercial building extending to c.1,561 sq ft.
- Situated within a densely populated residential area.
- Nearby occupiers include; Clear Pharmacy, Donaghcloney Nisa, W. J. Holmes & Son butchers, Makin Bacon and Tsan Welcome Chinese takeaway.

Location

Donaghcloney is a village situated within County Down, Northern Ireland. It lies on the River Lagan between Lurgan and Dromore.

The subject premises are situated within Donaghcloney just off Main Street which is the main arterial route through the village. The property is surrounded by a large number of residential dwellings which provide ample amounts of vehicular and pedestrian traffic.

Some nearby commercial occupiers include; Clear Pharmacy, Donaghcloney Nisa, W. J. Holmes & Son butchers, Makin Bacon and Tsan Welcome Chinese takeaway.



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Description

The premises comprises of a two storey commercial property comprising of three private offices, two small kitchen areas, two large open plan rooms, two storerooms and toilet facilities which all contribute to the total net internal area of c.1,561 Sq. Ft. The property also benefits from double glazed windows, plastered and painted walls, LED lighting throughout and Gas heating.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Ground Floor	72.02	775
First Floor	73.04	786
Total Approximate Area	145.06	1,561



Not To Scale. For indicative purposes only.

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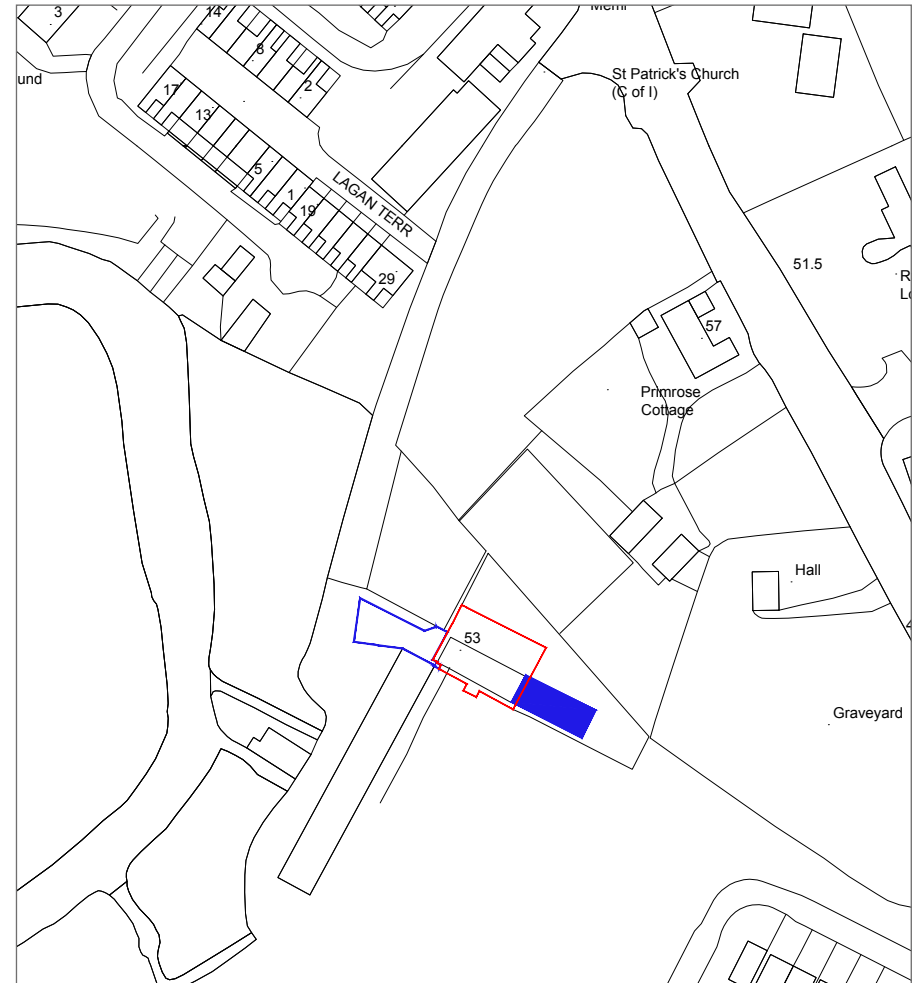
Listed Building Status

Edwardian single storey cricket pavilion constructed between 1900-1919, which is externally intact and thus is an increasingly rare example of a sports pavilion from this era. The pavilion is well detailed in a typical late Victorian/Edwardian style and has group value with the other listed buildings associated with this former industrial complex, sites, social interest and associations with the wider late Victorian development of Donaghcloney as an industrial village. (Historic Building Ref. No. HB14/06/055 B - ID No. 14822)

Planning Permission

Listed planning consent was granted for alterations to the listed building involving, retention of front façade of listed building, de-construction of the remainder of listed building, salvage of materials and reconstruction using salvaged materials to form 5 apartments and 2 town houses and related ancillary development. (Planning Ref. N/2010/0334/F and Listed Building Consent Ref. N/2010/0332/LBC)

For this development to take place it is necessary to purchase a small piece of additional land which forms part of the larger site, additional details, available upon request.



- Building Boundry
- Additional Land Required
- Planning Application Extension

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Title

Assumed freehold/ long leasehold.

Price

Inviting offers in the region of £70,000.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

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