

PRICE
REDUCTION



Building

Suitable for a variety of alternative uses STPP with a low capital value (c.£43 per sq ft)



Location

Highly accessible location just off Junction 9 of the M1 motorway



Size

11,602 sq ft (GIA) of easily adaptable space with onsite car parking / yard



Licence

To be sold with the benefit of the liquor licence

6 Chestnut Hill Road, Moira, Craigavon, BT67 0LW

Commercial Premises extending c.11,602 sq ft on a Self-Contained Site of 1.5 acres just off the M1 Motorway (Junction 9) to include liquor licence.

Former Bar / Restaurant Premises on a site of 1.5 acres suitable for alternative use (subject to planning)

Location

The subject is situated just 1.3 miles north of the popular commuter town Moira. The property is strategically located off the Glenavy Road, just 2 minutes from Moira Roundabout (Junction 9), giving easy access in both directions on the M1 as well as the A1 (Dublin corridor). Belfast is a short 20 minute drive north east.

Public transport is convenient with Moira train station being just a 5 minute walk.



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Accommodation

The property provides the following Gross Internal Areas:-

i) Former Bar / Restaurant	- GF	4,041 sq ft / 375.42 sq m
	- FF	1,722 sq ft / 159.98 sq m
ii) Function / Showroom	- Internal	4,803 sq ft / 446.21 sq m
	- External	1,036 sq ft / 96.25 sq m
	- Total	11,602 sq ft / 1,077.86 sq m
iii) Income producing site / Car park		0.61 acres

The subject comprises an extensive former bar / restaurant fitted to an impressive standard on a self-contained site of c.1.5 acres. The accommodation contains several large open plan areas, which would easily convert to alternative use. Externally there is a large surfaced and marked car park with approximately 125 spaces together with a terrace and a number of landscaped seating areas.

Planning

The subject currently benefits from planning permission for a bar / restaurant and given this former use, we understand consideration would be given to alternative commercial uses (subject to planning) or a part residential / commercial proposal.

Floor Plans

Floor plans detailing the current layout of the property are available from the agent.



Fixtures and Fittings

Please note it is the intention of the vendor to remove all fixtures and fittings and that the property will be sold with vacant possession, although they are available by way of separate negotiation.

Liquor Licence

Article 5(1)(a) Intoxicating Liquor Licence included in the sale.

Tenancy Details

Translink are overholding on a portion of the car park (c.85 spaces) with a passing rent of £16,000 per annum. Further details are available from the agent.

Rates

The current NAV for the subject is £57,200 (licensed shop and restaurant) giving a rates payable for 2023/24 of £27,728, but the property will be reassessed if put to an alternative use.

Price

£495,000 exclusive.

The vendor may give consideration to sub dividing the property into various lots in line with the accommodation description above.

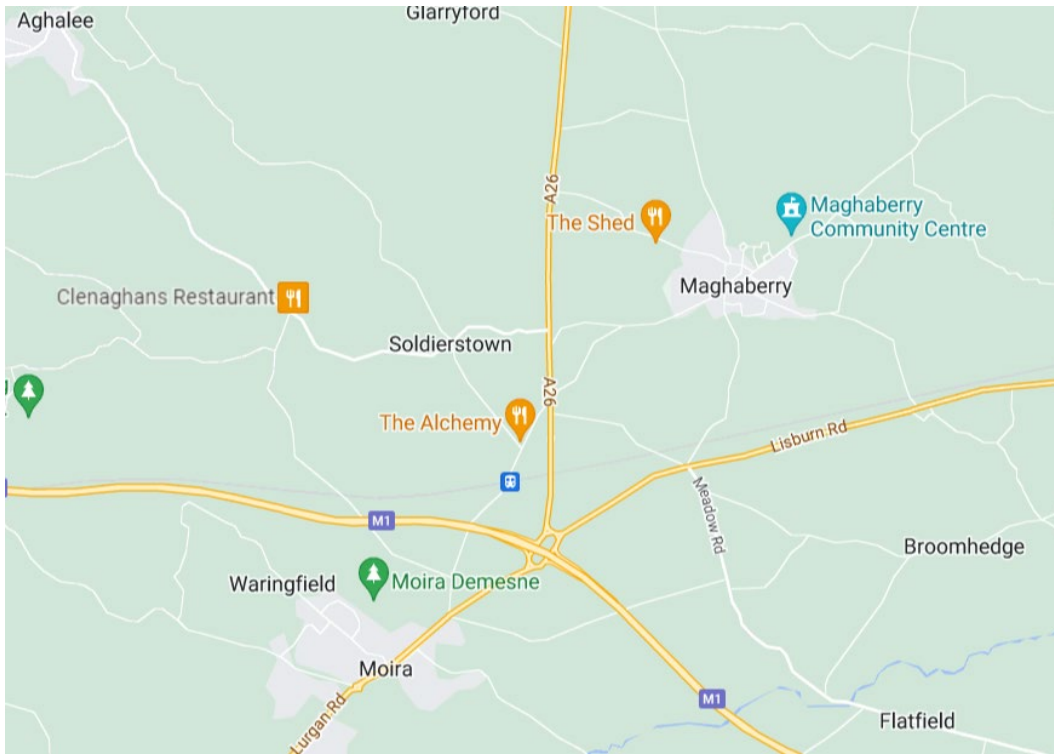
VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.



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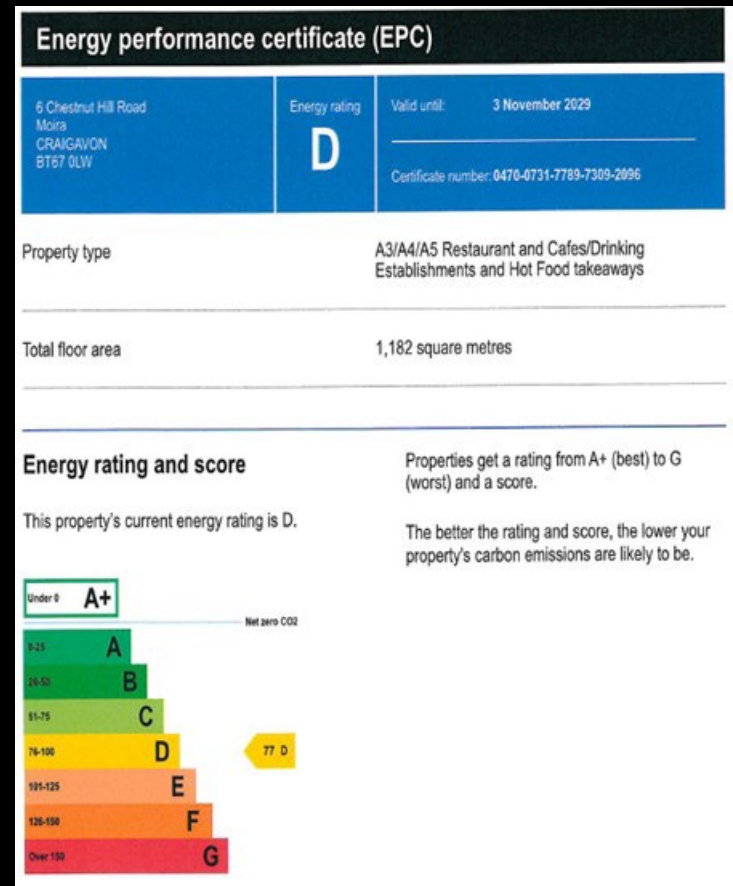
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Energy Performance Certificate



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