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FOR SALE

16 Scarva Street, Banbridge, Co Down BT32 3DA

Prominent Four Storey Office / Retail Building with Redevelopment Potential

LOCATION

Banbridge is a popular commuter town in Co Down, located c. 25 miles south of Greater Belfast and c. 15 miles north of Newry City. The town has excellent infrastructure, being situated on the edge of the A1 dual carriageway.

The subject property is situated in the centre of the town on Scarva Street which leads onto Bridge Street. The town is known for its wide range of independent retailers, offering a range of cafes, restaurants, and clothing stores.

Neighbouring occupiers include AJ Quinn & Sons, A B & C Insurance, Katriona Women's Clothing Store, Toals Bookmakers and Royal Mail. Other occupiers in the vicinity include SD Kells and Houstons Department Store.

DESCRIPTION

The subject comprises a prominent four-storey commercial building.

The ground floor comprises a large and bright retailing area, currently laid out as a salon.

The upper floors have separate access from Scarva Street and were previously laid out to provide a three-bedroom apartment. At present the first, second and third floors are laid out to provide office and staff accommodation. The first-floor benefits from a balcony at the rear.

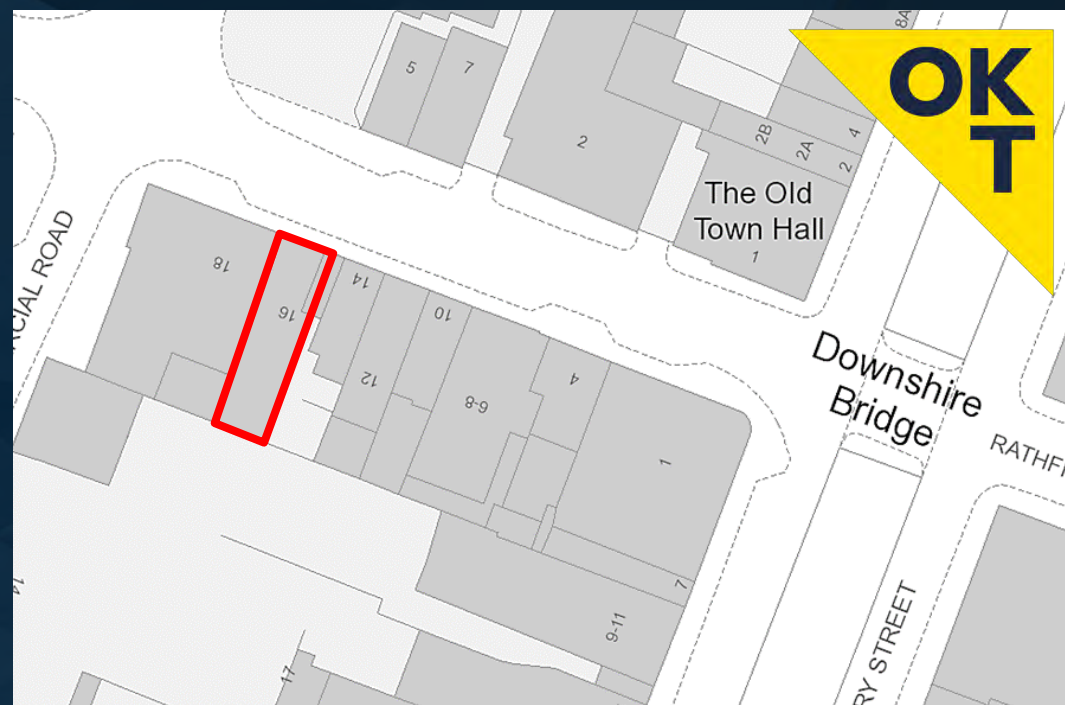
The property is well finished throughout to include painted and plastered walls, laminate and carpeted flooring and PVC double glazing throughout. The ground floor benefits from air-con whilst the upper floors are heated via oil fired central heating.

The property has obvious redevelopment potential and would be suitable for a variety of uses, subject to the necessary planning permission.

ACCOMMODATION

DESCRIPTION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor	c. 123 sq m	1,324 sq ft
First Floor	c. 22.1 sq m	238 sq ft
Second Floor	c. 27 sq m	291 sq ft
Third Floor	c. 6.26 sq m	67.4 sq ft
TOTAL ACCOMMODATION	c. 178 sq m	1,916 sq ft



SALES DETAILS

PRICE: Price on Application
TITLE: Assumed freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

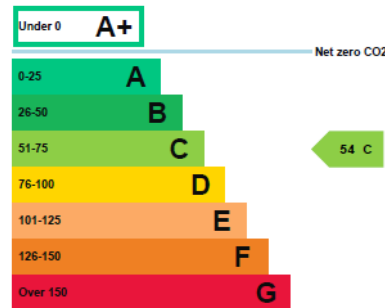
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £12,900

Estimated rates payable in accordance with LPS Website: £7,271.02.

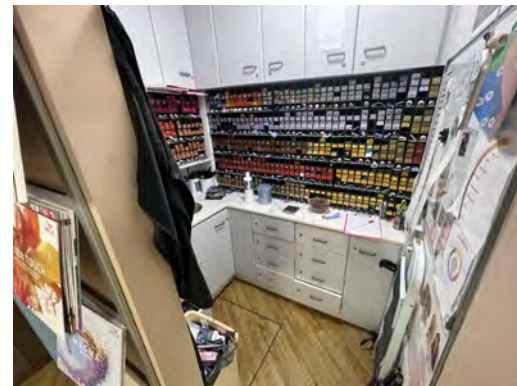
All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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/ukxi/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.

REF: 9767



FURTHER INFORMATION

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