



(028) 3026 6811

G/24/035

**FOR SALE
BY CLOSED TENDER**

**48 - 49 Cardinal O'Faich Square
Crossmaglen
BT35 9HQ**



**MIXED USE PROPERTY WITH 5 APARTMENTS
AND 3 COMMERCIAL UNITS**

**Best Property Services acting for the fixed charge receivers are instructed
to market this property for sale via a closed tender process.**

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- The property is situated fronting Cardinal O'Fiaich square in Crossmaglen Town centre.
- Crossmaglen is situated 15 Miles from Newry city, 51 Miles from Belfast and 61 Miles from Dublin.
- Nearby occupiers include KIS pizza and coffee bar, Crossmaglen credit union, Cross square hotel, Lee opticians and Superbites takeaway.

ACCOMMODATION

Office/retail unit – (rear of property, accessed via a shared alleyway)

Office space, kitchenette, W/C

Ground floor

Retail Unit 1 – Retail area, W/C, storage area, kitchenette

Retail Unit 2 – Retail area, W/C, kitchenette

Apartment 1 – Kitchen/ living room, W/C, bedroom

First floor

Apartment 2 – Kitchen/ living room, W/C, bedroom, storage area

Apartment 3 – Kitchen/ living room, W/C, bedroom 1, bedroom 2

Second floor

Apartment 4 - Kitchen/ living room, W/C, bedroom, storage area

Apartment 5 - Kitchen/ living room, W/C, bedroom 1, bedroom 2

Approx NIFA of 445 sqm (4,800 sqft).

KEY FEATURES

- Commercial units suitable for a range of uses (STP)
- Public parking located in proximity to property.
- Electric roller shutters to commercial units.

GUIDE PRICE

Offers in the region of £395,000.



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

SOLICITORS

DWF, 42 Queen Street, Belfast, BT1 6HL.

TITLE PACK

Closing date for receipt of applications for a title pack is 12 noon on 10th June 2024. Application forms available on request via our office. Application forms to be accompanied by identity and verification and proof of funding.

Title packs will be issued by DWF solicitors to qualified parties' solicitors.

VAT

Outgoings rents and prices are exclusive of but may be liable to VAT.

NAV

We are verbally advised that the NAV of the non domestic portion is: £11,150.

<https://apps.spatialni.gov.uk/LPS/NonDomesticValuation/index.html>

The commercial rate in the pound for 2024/25 is £0.5805.

EPC – Full detail available on request

Office C 70.

Retail Unit 1 (A) C 69.

Retail Unit 2 (B) B 46.

Residential EPC's - Full detail available on request

Apt 1 D 65

Apt 2 D 63

Apt 3 D 63

Apt 4 D 64

Apt 5 D 67

VIEWING DETAILS

External viewings only prior to application form being completed and submitted.

See floor plans below for layout.

Directors and staff of Best Property Services (NI) Limited acting as fixed charge receivers do so as agents of the company.



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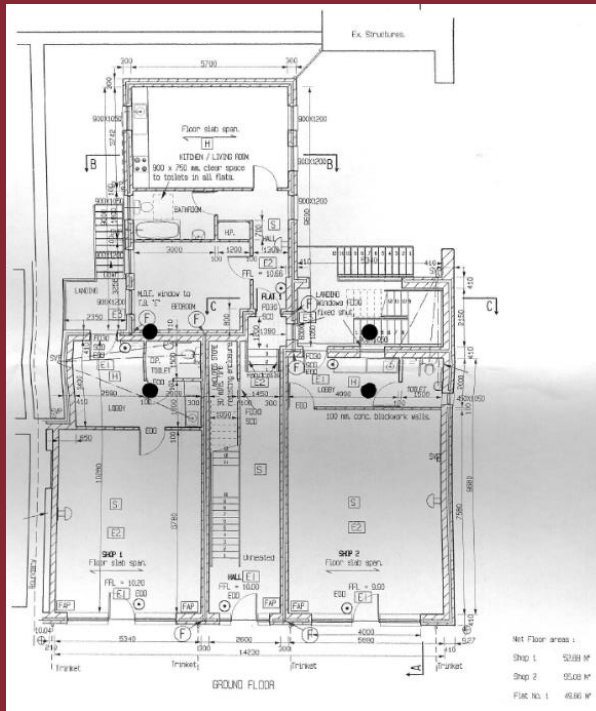


BEST
COMMERCIAL

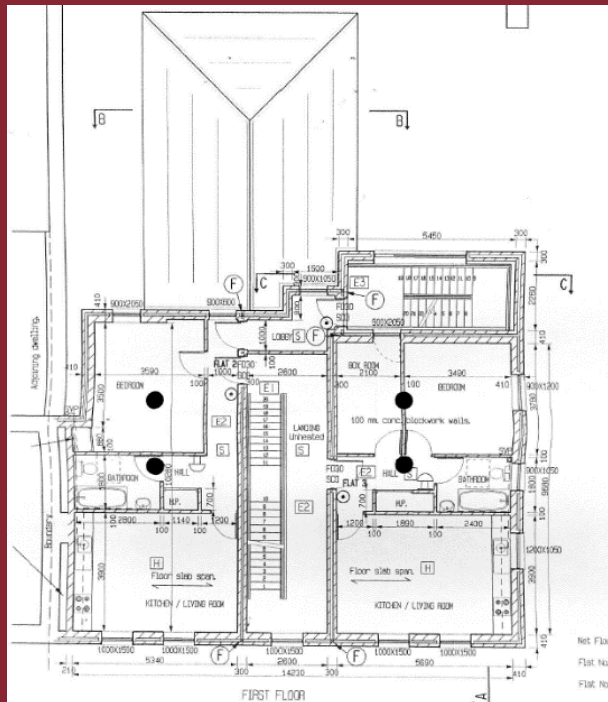
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Ground Floor



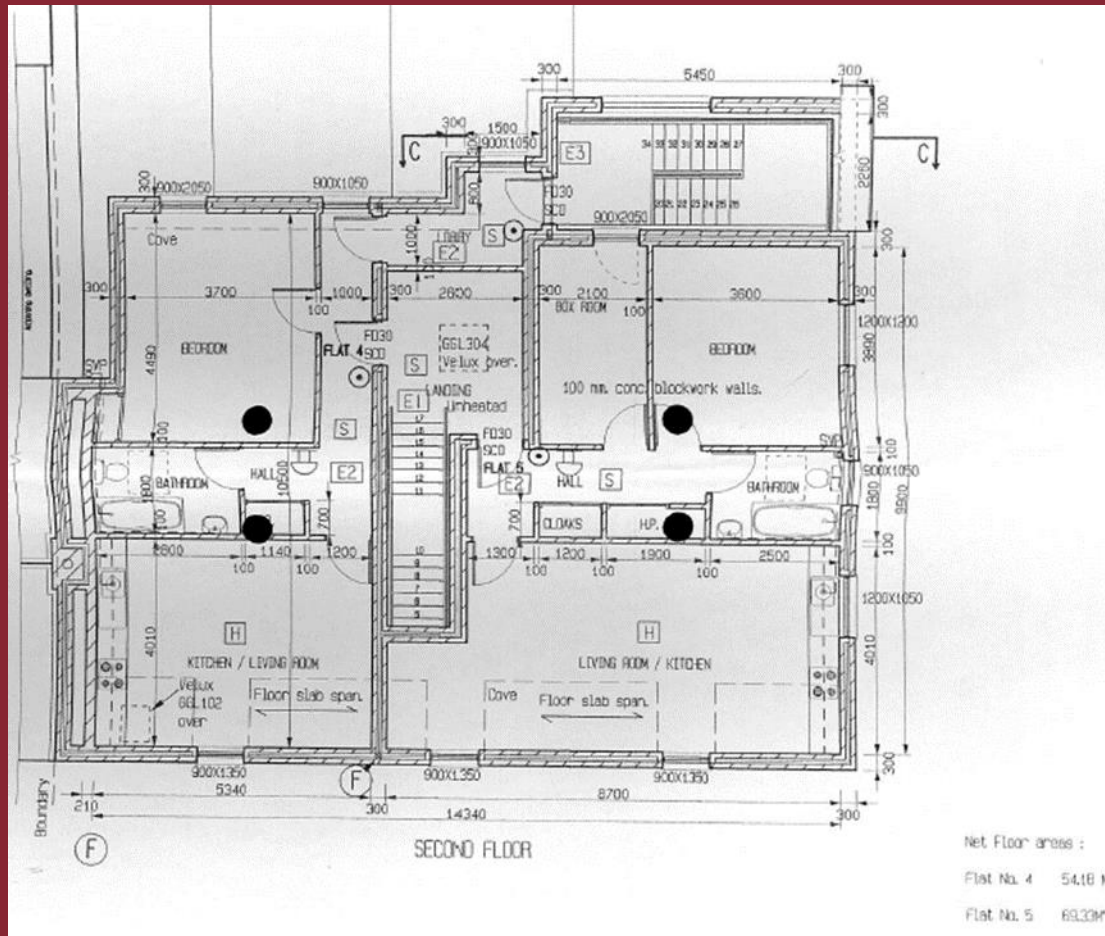
First Floor



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Second Floor



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