

McConnell



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FOR SALE



Superb Town Centre Investment Opportunity

**21 Coleraine Road
Maghera
BT46 5BN**

- Previously trading as a bakery store and industrial facility.
- Total site area c.1.9 Acres
- Excellent Town Centre location

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

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LOCATION

Maghera is a small town within County Londonderry at the foot of the Glenshane Pass. The town has a population of 4,235 as of the 2021 Census and falls within the Mid-Ulster government district.

Maghera is ideally located between Belfast City Centre and Derry / Londonderry, being approx. 40 miles Northwest of Belfast City Centre and 30 miles Southeast of Derry / Londonderry.

The subject site is surrounded by a wide range of amenities, including but not limited to a hotel, Eurospar, Centra with petrol filling station and hot food restaurants / takeaways.

SITUATION

The site is situated in the heart of Maghera Town Centre with frontage on to both Coleraine Road and Main Street.

The property is conveniently located less than 1 mile from the Glenshane Road which provides access across the province.

The site is adjacent to Walsh's Hotel, Bradley's Centra, St Patrick's College Maghera and many other occupiers.



DESCRIPTION

The subject property is located in the centre of the town with good frontage to Coleraine Road (approx. 115 ft) close to its junction with Main Street. The bulk of the property comprises the old bakery building with associated car parking and yard space. There is also a former shop unit which fronts onto Main Street (approx. 28 ft of frontage).

The original bakery buildings are of 1960s construction, with a number of extensions constructed throughout the years and now totalling approx. 35,000 sq ft. There is also a former bakery shop located on site fronting Main Street of approx. 2,400 sq ft.

The total site area including the shop on Main Street extends to 1.9 acres and offers an excellent redevelopment opportunity to any purchaser.

PLANNING

The property is zoned in part as 'Town Centre' and in part as White Land. Maps can be made available upon request.

TITLE

The property is held Freehold in its entirety, full title can be made available upon request to the agent.

SITE AREA

The total site measures approximately 1.9 acres (0.28 hectares).



RATES

We have been advised of the following by LPS:

21 Coleraine Road, Maghera:

NAV: £59,600 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.559652

Rates payable (approx.): £33,355.26

41 Main Street, Maghera:

NAV: £10,100 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.559652

Rates payable (approx.): £5,652.49

41A Main Street, Maghera:

NAV: £6,950 (Source: LPS on-line database)

Rate in £ for 2024/25: 0.559652

Rates payable (approx.): £3,889.58

(Note: prospective Purchasers are advised to make their own enquiries in relation to Rates).

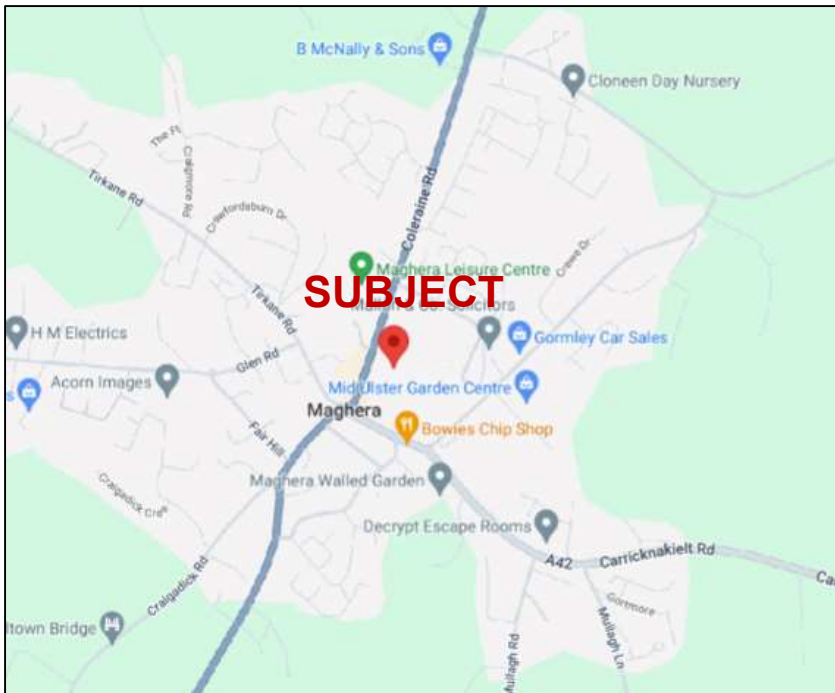
EPC

The properties current Energy Performance Certificate is Pending.

Please contact the agent for further details.



LOCATION



PROPOSAL

We are instructed to seek all offers for our client's Freehold interest. A full title pack can be made available to any interest parties upon request to the agent.



Contact: Greg Henry / Rory Clark
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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 five years from when you cease to have a contractual relationship with McConnell Property. 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.