





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

FOR SALE – 21 Coleraine Road, Maghera, BT46 5BN





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).



FOR SALE – 21 Coleraine Road, Maghera, BT46 5BN



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.

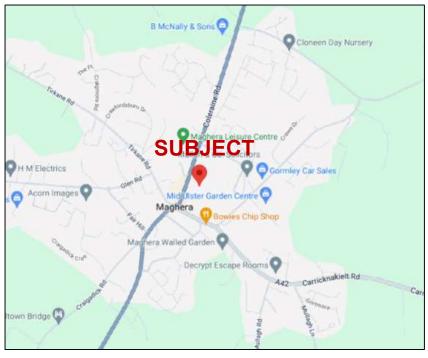
Please contact the agent for further details.



FOR SALE – 21 Coleraine Road, Maghera, BT46 5BN



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

Tel: 07841 928 670 / 07753 817 004

Email: greg.henry@mcconnellproperty.com /

rory.clark@mcconnellproperty.com

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/uksi/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.

Disclaimer: McConnell Property Limited and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the port or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or fallities, fixtures or fittings, any guarantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information or set on the suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information or set on the permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information or tenancy and title details or any other information or tenancy and title details or any other information or tenancy and title details or any other information or tenancy and title details or any other information or tenancy and title details or any other information or between the permission or suitability of the property. (iii) No employee of McConnell Property has any other information or suitability of the property. (iii) No employee of McConnell Property and the property in respect of any re-sale potential or otherwise or entering into any otherwise or entering the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property Limited or its employees or agents, McConnell Property Limited will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or