



**Ground Floor Office Suite  
1st & 2nd Floor Offices In Need Of Refurbishment  
In A Prominent Location In Armagh City**

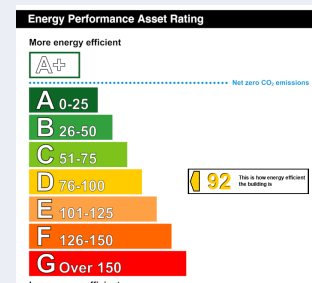


**1 & 1a Dobbin Street, Armagh, Co Armagh BT61 7QQ**

- Ground floor office suite
- 1st & 2nd floor in need of refurbishment
- Suitable for a builder/developer
- Located in a Prime position
- Cash buyers only

**PRICE GUIDE £95,000**

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*





We have been instructed to offer for sale this prime property located on Dobbin Street in Armagh City, convenient to carparks at the front, Armagh City Hotel is just across the road as well. It comprises a ground floor office suite (1a Dobbin Street), which is ready to move into. It comes with first and second floor offices which are accessed through a different door (1 Dobbin Street), the first and second floor offices are in need of major refurbishment.

Please note that 'The Boardwalk' shop on the corner is not part of this sale.

**1a Dobbin Street (Ground Floor Office)**

**Reception/ Office**

29' 5" x 12' 10" (8.97m x 3.91m)

**Office**

12' 0" x 9' 5" (3.66m x 2.87m)

**Kitchen**

6' 2" x 5' 0" (1.88m x 1.52m) High & low level units, stainless steel sink

**W.c.**

7' 3" x 3' 5" (2.21m x 1.04m) W.c. and wash hand basin

**1 Dobbin Street ( 1st & 2nd Floor offices in need of renovation)**

**Entrance hall**

9' 10" x 3' 10" (3.00m x 1.17m) Front door

**1st floor**

**Room 1**

15' 10" x 13' 6" (4.83m x 4.11m)

**Room 2**

18' 7" x 13' 6" (5.66m x 4.11m)

**2nd Floor**

**Room 3**

23' 0" x 8' 6" (7.01m x 2.59m)

**Room 4**

13' 0" x 11' 10" (3.96m x 3.61m)

**Store**

7' 0" x 5' 4" (2.13m x 1.63m)

