



35 & 35a - 35c Upper English Street, Armagh, County Armagh, BT61 7DA Offers In The Region Of £260,000

- Excellent Investment Opportunity
- The Subject Premises Comprises Three Fully Let Apartments & a Butchers
- Potential Rental income of £31,440 Per Annum
- Potentially 11% Gross Yield
- Prominent Location within Town Centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

35 & 35a - 35c Upper English Street, Armagh BT61 7BA

Hannath Estate Agents is thrilled to present a fantastic investment prospect situated on Upper English Street, Armagh. This property offers a unique mix of commercial and residential potential, boasting a ground-floor retail unit ideally equipped and currently operating as a butcher shop. Above, residing on the first and second floors, are three well-appointed apartments, presenting immediate rental income opportunities. Strategically positioned on the highly sought-after Upper English Street, the property benefits from significant foot traffic and prominent frontage, ensuring maximum visibility and attracting both potential tenants and customers alike. This is a rare chance to acquire a versatile property with established income streams in a prime Armagh location.



Butcher Shop

20'10" x 17'2"
Tiled.

Kitchen

27'0" x 10'9"
Tiled.

Kitchen

7'7" x 11'0"
Tiled.

Storage

12'1" x 5'10"
Tiled.

Hallway

12'1" x 3'6"
Tiled.

WC

3'2" x 4'8"
Tiled.

WC

3'1" x 4'8"
Tiled.

Hallway

23'0" x 5'1"
Tiled.

Landing

4'3" x 5'8"
Carpet.

Lounge/Dining

10'7" x 17'6"
Radiator. Carpet.

Kitchen

6'9" x 11'0"
High & low units.

Master Bedroom

10'11" x 14'6"
Radiator. Carpet.

Bedroom 2

9'2" x 11'3"
Radiator. Carpet.

Bathroom

7'5" x 6'11"
Three piece suite.

Landing

4'0" x 5'10"
Radiator. Carpet.

Hallway

10'5" x 4'9"
Radiator. Carpet.

Lounge

11'3" x 10'4"
Radiator. Carpet.

Kitchen/Dining

7'2" x 9'4"
High & low units.

Bedroom

10'10" x 7'8"
Radiator. Carpet.

Bathroom

6'10" x 5'0"
Three piece suite.

Hallway

3'0" x 17'6"
Radiator. Carpet.

Kitchen

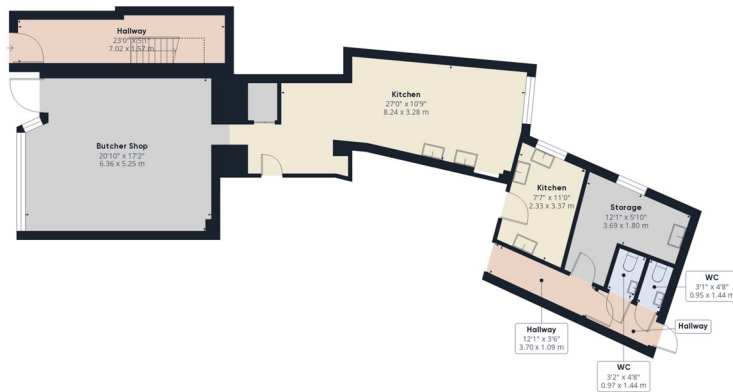
17'8" x 11'3"
High & low units.

Bedroom.

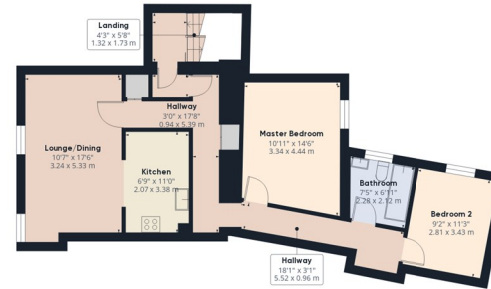
10'10" x 7'8"
Radiator. Carpet.

Bathroom

7'1" x 6'11"
Three piece suite.



Ground Floor



Floor 1



Floor 2

Hannath®

Approximate total area⁽¹⁾

2716.26 ft²

252.35 m²

Reduced headroom

18.61 ft²

1.73 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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