



FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

Potential Town Centre Redevelopment Opportunity

1 & 1A Cornmarket Street, Tandragee, BT62 2FD



LOCATION

The subject property is located on Cornmarket Street within the town centre, close to its junction with Market Street, the main thoroughfare of the town.

The town forms part of the Armagh City, Banbridge and Craigavon Borough Council Area and is a popular commuter settlement, being only c. 9 miles from the M1 Motorway, c. 9 miles from Portadown and c. 15 miles from Newry City.

DESCRIPTION

The subject holding comprises former Council offices arranged over ground and first floors, a disused toilet block and an area of cleared land.

The holding extends to c. 0.2 acres and offers obvious redevelopment potential, subject to any necessary planning consents.

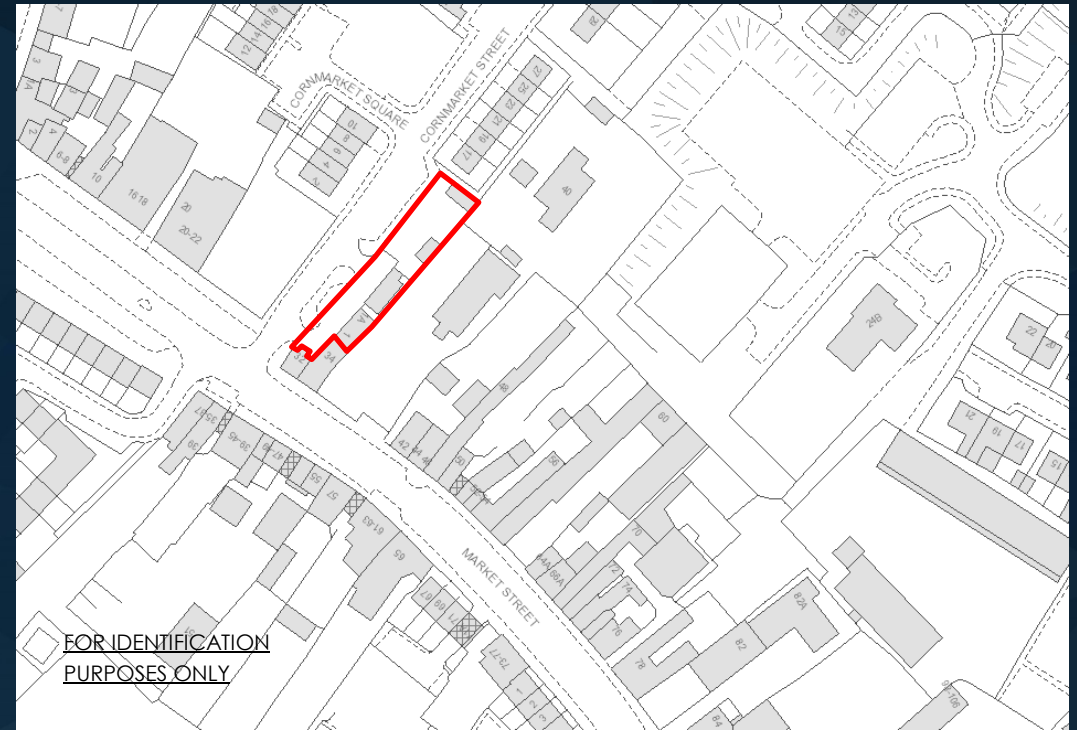
ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Office	32 sq m	344 sq ft
Store	9 sq m	96 sq ft
FIRST FLOOR		
KITCHEN	10 sq m	107 sq ft
TOTAL AREA	C. 84 sq m	C. 902 sq ft

The above areas have been collated from Land & Property Services online database

SITE AREA

0.2 Acres (0.08 Hectares)



SALES DETAILS

PRICE: We are seeking offers in the region of £45,000
TITLE: We assume the property is held under freehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

1A Cornmarket Street: £4,150 Estimated Rates Payable: £2,339.13
Toilet Block: £1,300

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

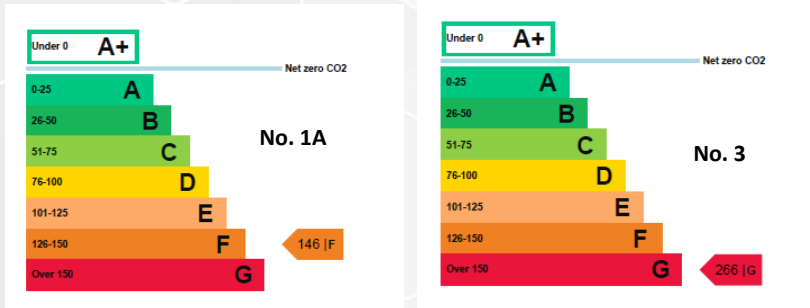
EPC CERTIFICATES



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 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE NO 8656



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