



FOR SALE BY WAY OF PUBLIC TENDER

(on the instructions of Armagh City, Banbridge & Craigavon Council)

2 Newry Road, Armagh BT60 1EN

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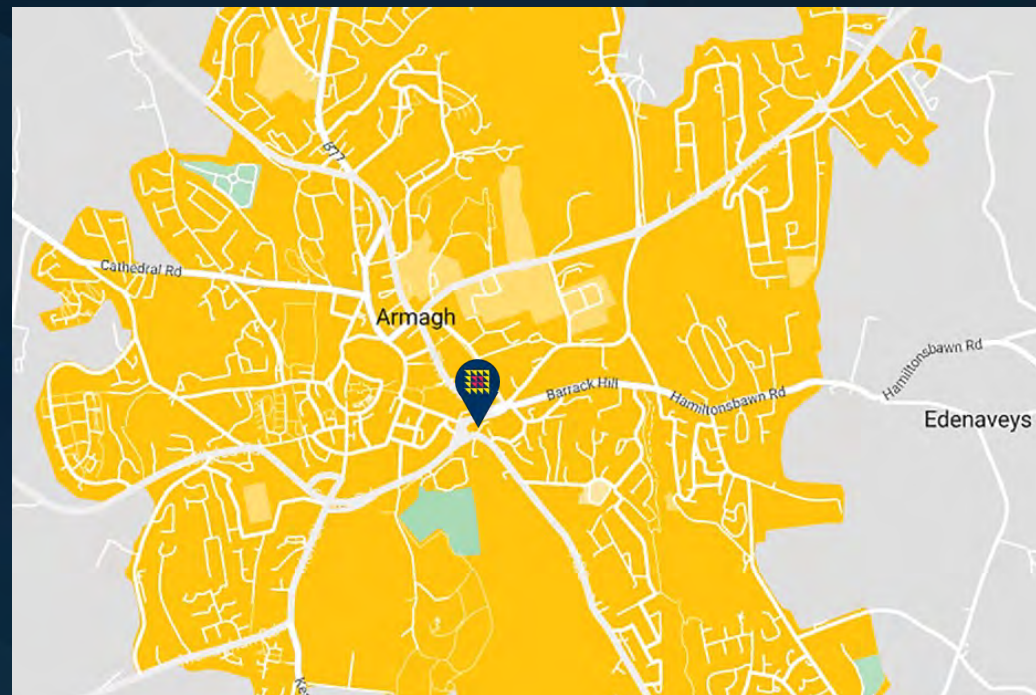
LOCATION

The city of Armagh is located some 40 miles south west of Belfast and c. 15 minutes drive north of the border with the Republic of Ireland. Major towns in close proximity include Dungannon, Portadown, Newry and Monaghan.

Facilities and amenities within Armagh are good, with a range of primary, secondary and grammar schools to include St Patricks, The Royal School and St Patricks Grammar. In terms of leisure, the city benefits from a leisure complex and various rugby, football and GAA clubs and hosts tourist attractions including Armagh Planetarium and Navan Fort.

The town centre benefits from a modern enclosed shopping centre, anchored by Sainsburys in conjunction with the traditional high street retail offer. Further retailing activity is concentrated on the western boundary of the town at Spires Retail Park. The city also has a concentration of trade counter / manufacturing operations on the Hamiltonsbawn Road and on the Loughgall / Station Road.

The subject property is located just off the Newry Road within the city centre. Neighbouring uses are primarily residential in nature in addition to the adjacent PSNI station and Armagh City Hotel



DESCRIPTION

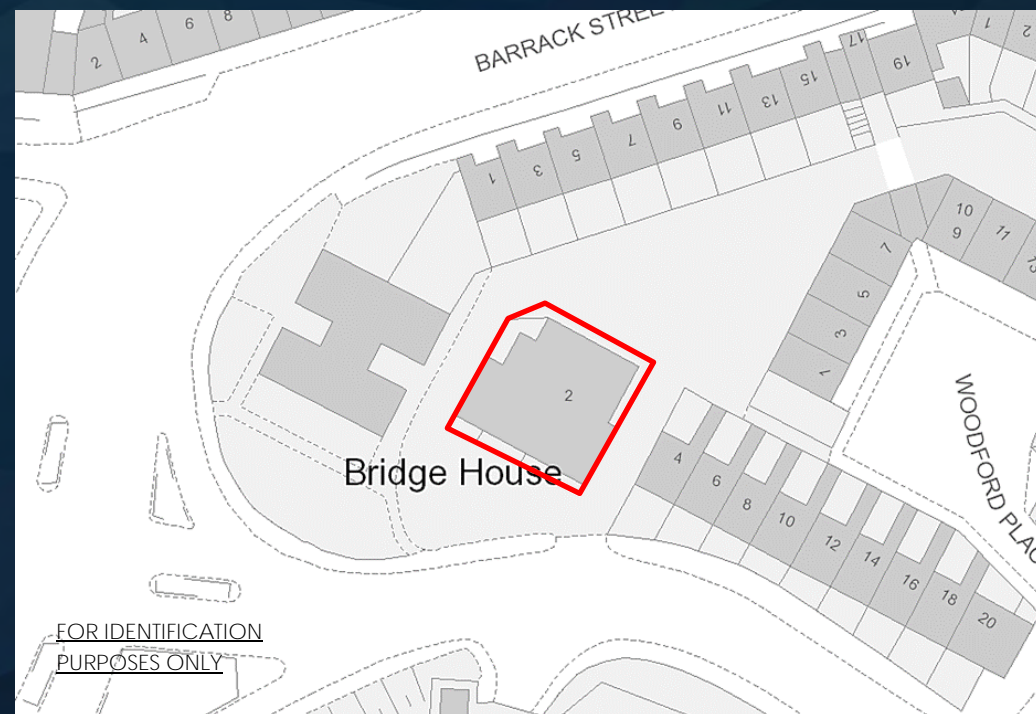
The subject comprises a former Government office building which is arranged over 3 floors. Historically the property was most likely used for residential purposes.

The accommodation has been vacant for a number of years and requires refurbishment and modernisation throughout.

The internal layout of the space is very cellular and a secure vault / storage room is found on the ground floor.

The property is suitable for a wider range of uses to include office, commercial or residential, subject to any necessary planning consents.

Please note: the extent of the property being offered for sale comprises the building footprint only—no external parking or surface areas are included within the sale.



ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 205 sq m	2,207 sq ft
FIRST FLOOR	C. 105 sq m	1,130 sq ft
SECOND FLOOR	C. 85 sq m	915 sq ft
TOTAL	C. 395 sq m	4,252 sq ft

SALES DETAILS

The property is being offered for sale by way of Public Tender. Completed tenders must be submitted by **12.00 Noon on Monday 24th July 2023**. Tenders must be returned in a sealed envelope and addressed as follows:

Armagh Tender (Newry Road)
O'Connor Kennedy Turtle
22 Adelaide Street
Belfast
BT2 8GD
F.A.O. Alan McKinstry

SOLICITOR: Full conditions of sale and a tender pack are available from
Michael Young
Armagh City, Banbridge and Craigavon Borough Council
The Palace Demesne
Armagh
BT60 4EL
Email: michael.young@armaghbanbridgecraigavon.gov.uk

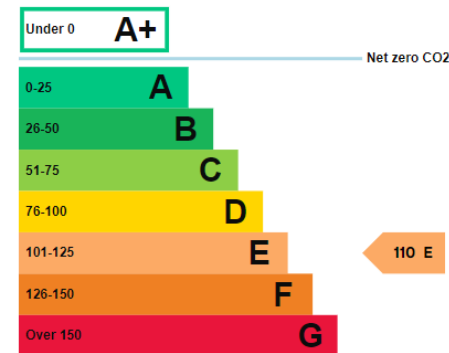
TITLE: Held by way of freehold title

NAV: £21,500. Estimated rates payable in accordance with LPS website is £12,118.37.

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

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 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.

REF 8656



EPC CERTIFICATE

CONTACT DETAILS

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028 9024 8181

OKT.CO.UK



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.