



All final bids to be received by 12 noon on Thursday 6th July 2023

FOR SALE

Town Centre Redevelopment Opportunity (Subject To Vacant Possession & Planning)

8-10 Main Street, Richhill, Co Armagh, BT61 9PW

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LOCATION / DESCRIPTION

The subject is located on the lower end of Main Street in the centre of Richhill opposite the War Memorial. Its within the limit of development and set within the towns historic centre.

Richhill village lies c. 4.7 miles east of Armagh City and c. 6 miles south west of Portadown. The subject is convenient to all local village amenities within Richhill to include schools, churches and shops.

The property currently comprises a two storey terrace commercial building and is ideal for a variety of redevelopment or refurbishment options going forward subject to planning as needed.

SITE AREA

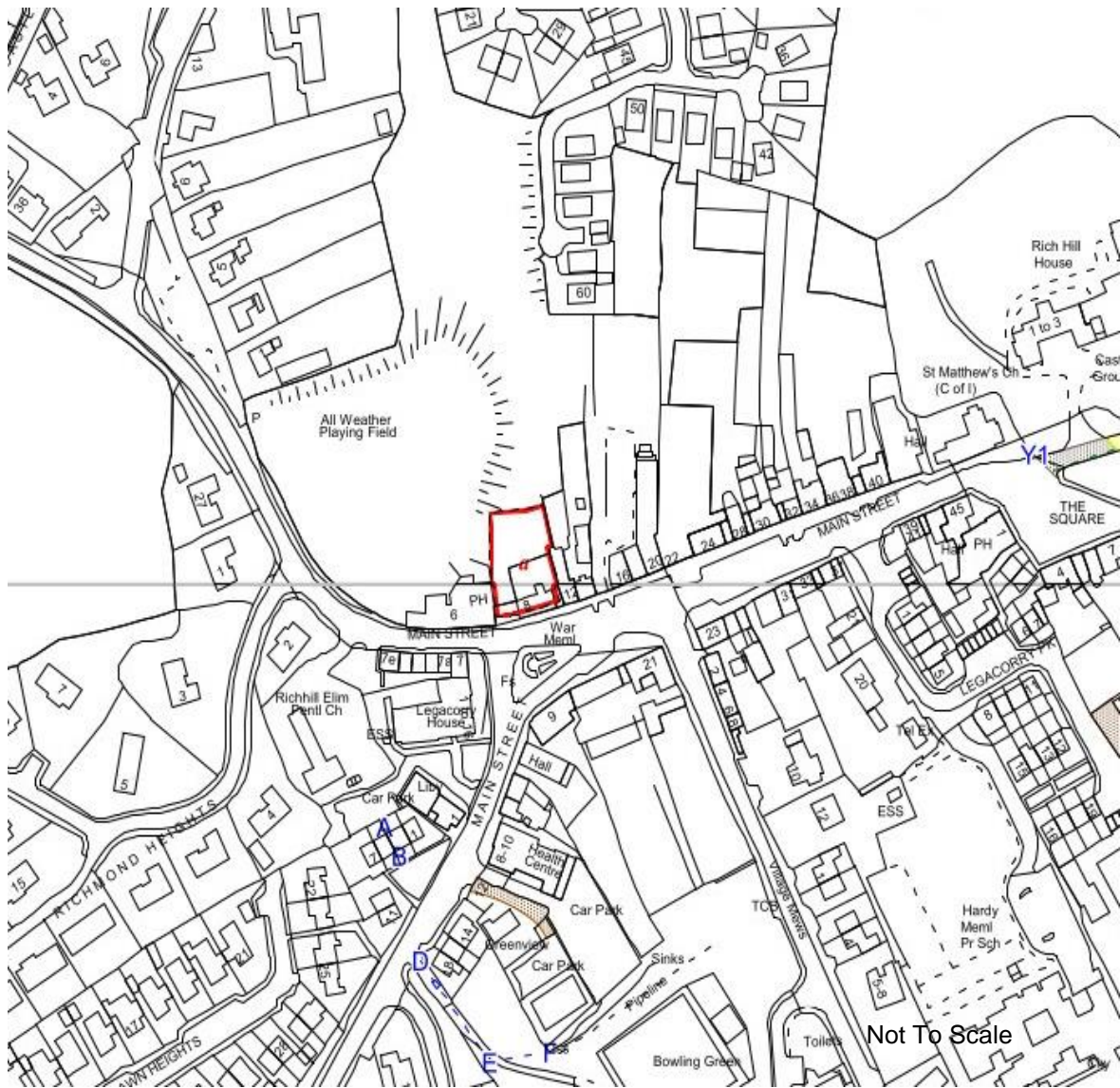
Site Area	0.1 acres	0.4 hectares
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SALES DETAILS

PRICE: Offers Around £85,000

TITLE: Freehold / Long leasehold title





VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS

O'Connor Kennedy Turtle
 20 – 22 Stable Lane
 Coleraine BT52 1DQ
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Our Ref: HT/PD/C4358 (C)

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.

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.