

**OK
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FOR SALE / TO LET

8-10 Irish Street, Downpatrick, BT30 6BE

Income Producing Ground Floor Office & Vacant Upper Floor Offices of c. 1,142 sq ft

LOCATION

Downpatrick is located in Co. Down and is approximately 23 miles south east of Belfast. Co. Down has a population of just over 454,000 and is the most industrialised region in Northern Ireland and includes the principal towns of Belfast, Newtownards, Bangor, Banbridge and Newry.

The town of Downpatrick has a resident population of c. 11,000 and benefits from a catchment area which includes Carryduff, Saintfield, Killyleagh, Portaferry, Castlewellan and Newcastle.

DESCRIPTION

Ground Floor office let to Oakland Insurance Ltd, overholding on a lease which expired in August 2020 paying £10,000 per annum.

Modern first and second floor offices fitted to include carpeted floors, painted/plastered walls, suspended ceilings with recessed diffused lighting, perimeter trunking, electric heating, kitchen, WC's and passenger lift access.

Prominent town centre building with adjoining occupiers including Ulster Bank, First Trust, Toals Bookmakers and Down Arts Centre

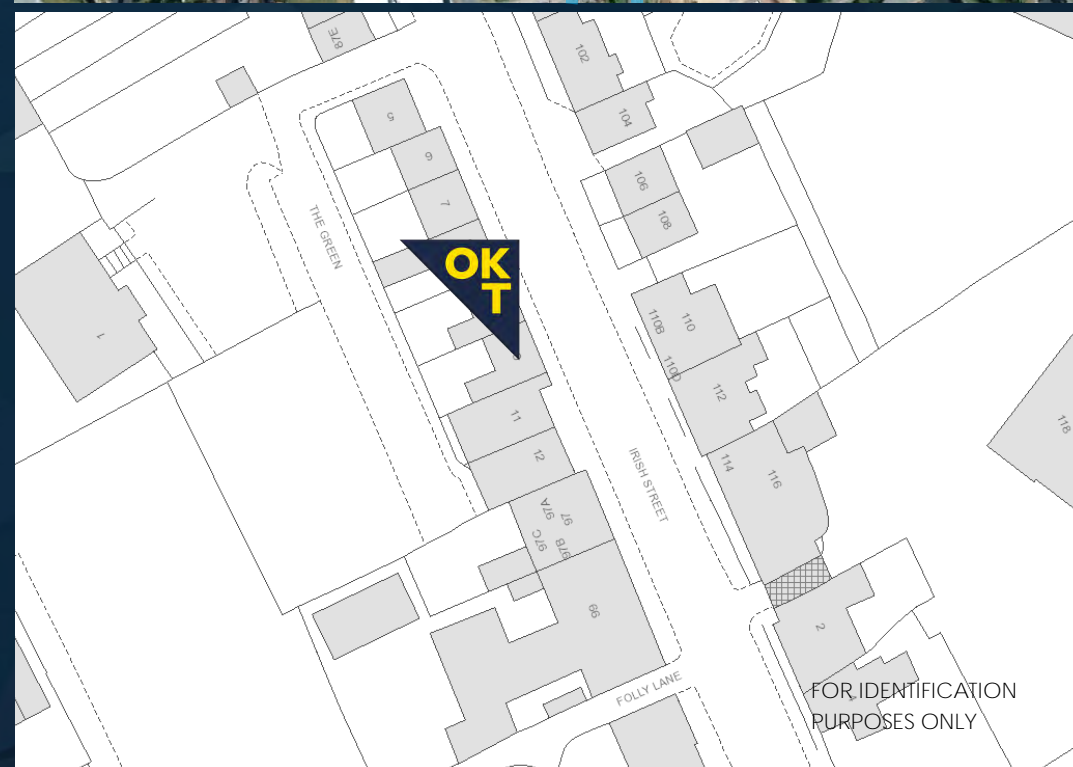
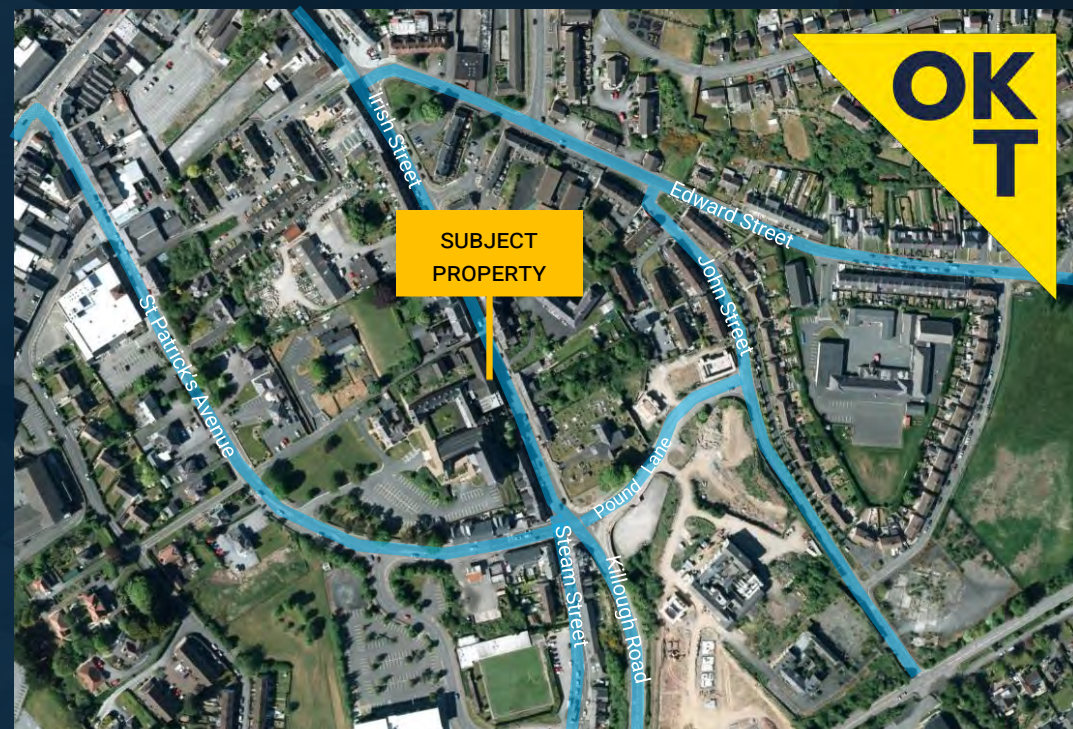
ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|--------------------------------------|-------------|----------------|
| GROUND FLOOR | | |
| 4 no. offices, kitchen, store & WC's | c. 98 sq m | c. 1,058 sq ft |
| FIRST FLOOR | | |
| 4 no. Offices | c. 102 sq m | c. 1,100 sq ft |
| Kitchen | c. 4 sq m | c. 41 sq ft |
| 2 no. WC's | - | - |
| SECOND FLOOR | | |
| 6 no. Offices | c. 102 sq m | c. 1,100 sq ft |
| Kitchen | c. 4 sq m | c. 41 sq ft |
| 2 No. WC's | - | - |

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/uk/si/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: 7411



SALES DETAILS

PRICE: £200,000
TITLE Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

LEASE DETAILS

RENT: First Floor: £5,750 per annum
Second Floor: £5,750 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Internal repairing and insuring lease together with service charge liability



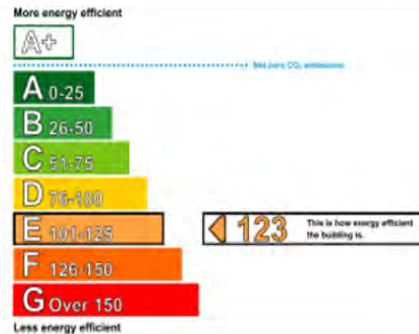
NAV (RATES PAYABLE)

NAV: £5,750 per floor

(Estimated rates payable in accordance with LPS Website: £3,010)

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.