



TO LET

25 -37 Market Street, Armagh BT61 7BU

Potential Leisure, Recreational and Hospitality Opportunity

ON THE INSTRUCTIONS OF ARMAGH CITY, BANBRIDGE AND CRAIGAVON BOROUGH COUNCIL

LOCATION

Armagh City 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.

The city provides a wide range of facilities and amenities to include schools, leisure facilities and tourism orientated attractions such as the Armagh Planetarium.

The city centre benefits from an enclosed shopping centre, anchored by Sainsburys, in conjunction with a popular traditional 'high street' offering. Further retailing activity is concentrated on the western boundary of the city at Spires Retail Park.

The subject property is located just off Market Street within the city centre, in a busy commercial area in close proximity to the Mall Shopping Centre, Armagh City Library and The Market Place Theatre & Arts Centre.

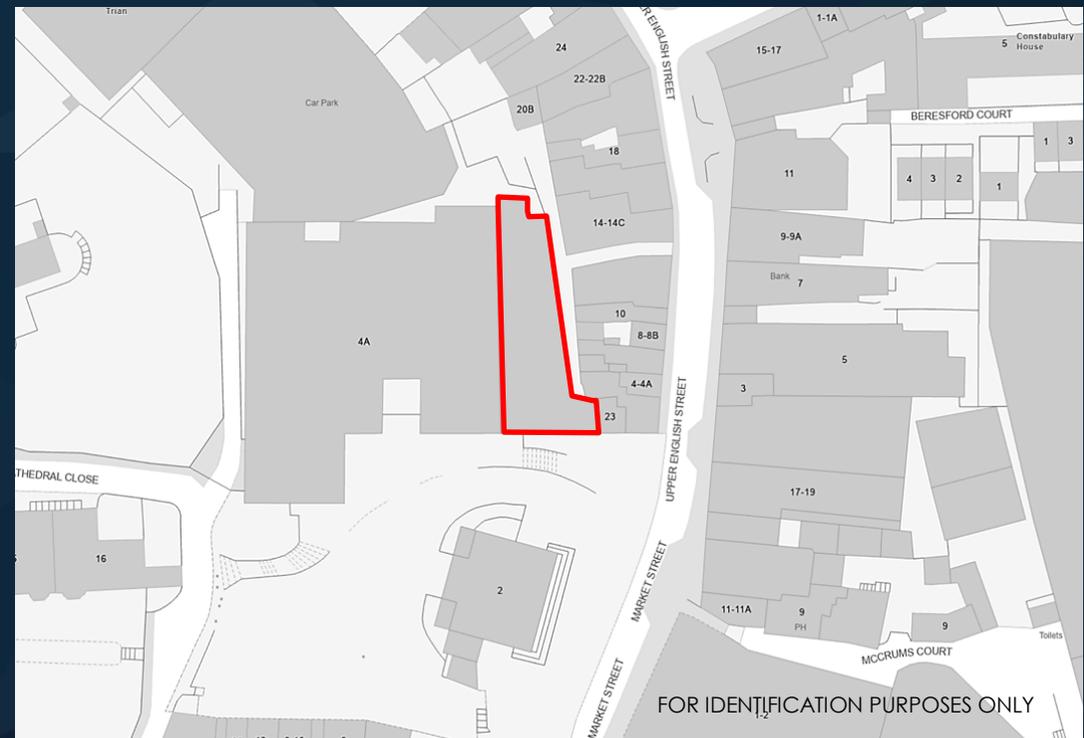
DESCRIPTION

The property comprises a former four screen cinema arranged over lower ground, ground, first and second floors.

The accommodation is ideally suited for use within the leisure, recreational and hospitality sectors but is equally adaptable for alternative uses subject to any necessary planning consents.

ACCOMMODATION

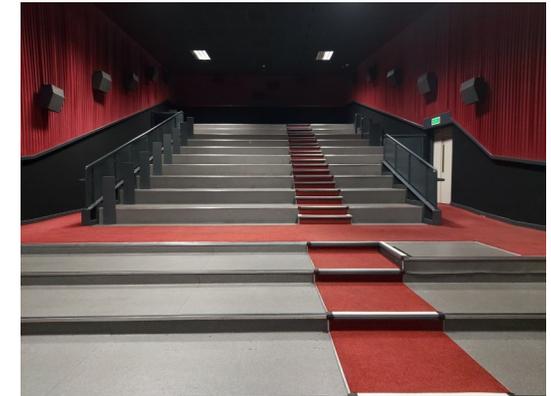
Floor plans detailing the existing layout of the property are available to all interested parties.



LEASE DETAILS

RENT: On Application
 TERM: Negotiable
 REPAIRS / INSURANCE: Tenant responsible
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

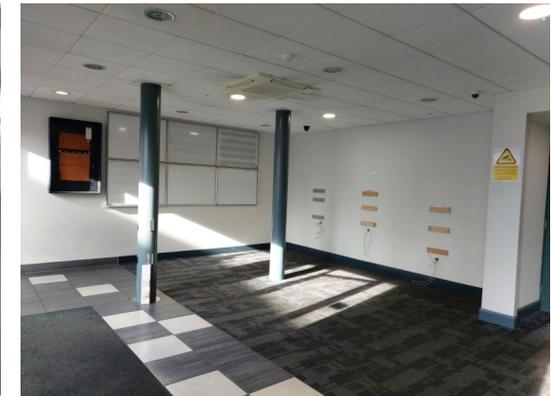
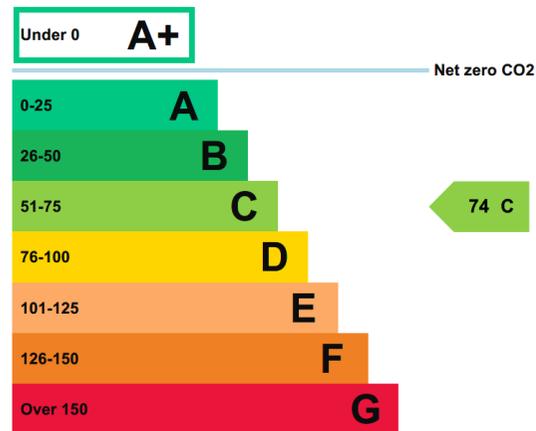


NAV (RATES PAYABLE)

NAV: £19,700

Estimated rates payable in accordance with LPS Website: £12,016

All perspective purchasers/tenants 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/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: 8656

FURTHER INFORMATION

For further information / viewing arrangements please contact:

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk

ROSS PATTERSON

ross.patterson@okt.co.uk



O'CONNOR KENNEDY TURTLE

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