

An aerial photograph of a town in Magherafelt, Northern Ireland. A large, rectangular car park area is outlined in yellow, situated between a row of residential houses on the left and a row of commercial buildings on the right. The car park is currently empty. The surrounding area includes a mix of residential housing, commercial buildings, and a cemetery in the foreground. A yellow triangle with the text 'OK T' is in the top right corner.

OK
T

FOR SALE

Meeting Street Car Park, 9/9B Meeting St, Magherafelt, BT45 6BN

Investment Opportunity with Development Potential c. 0.44 acres (0.178 hectares)

LOCATION

Magherafelt is a key regional economic and retail hub located in the heart of Mid Ulster and placed between Lough Neagh and the Sperrin Mountains.

The town centre features a central square known as “The Diamond” accommodating independent shops, high street stores, restaurants and public houses.

The town is situated approximately 10 miles north east of Cookstown and just off the main commuter route connecting Belfast to Derry City.

The subject is located just east of Market Square, accessed off meeting street, with neighbouring occupiers including Diamond Shopping Centre, ASM Accountants, Burns & Co Estate Agents, The Medical Centre, Sizzlin Smokehouse, B&M Bargains, Gordons Chemist, Mary's Bar and Cuddy's Department Store.

KEY BENEFITS

- Secure parking for 46 vehicles in town centre location
- Close proximity to The Diamond, the commercial hub of Magherafelt
- Operational 24 hours per day

DESCRIPTION

The car park accommodates 46 spaces which is accessed off Meeting Street with rear access also.

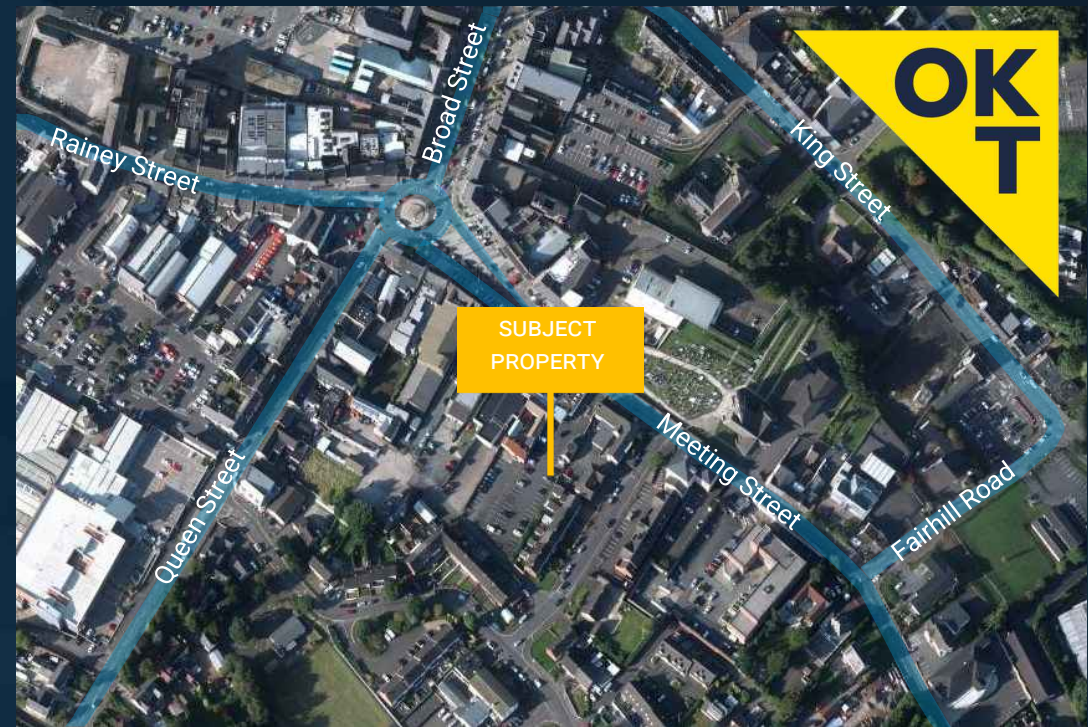
Division within the carpark are clearly set out and boundaries comprise a mix of block walling and powder coated fencing.

Currently operating as a pay as you stay with automatic barriers and cash or card paying system.

Block constructed office with WC and kitchen facilities onsite.

Potential for redevelopment, subject to obtaining the necessary statutory approvals.

Income details available to bona-fide parties via the agents.



PLANNING

The subject property is designated as part “Primary Retail Core” part “Whiteland” and part “Development Opportunity” all located within the Town Centre Development Limit.

SITE AREA

The site extends to c. 0.44 acres / 0.178 hectares.

ACCOMMODATION

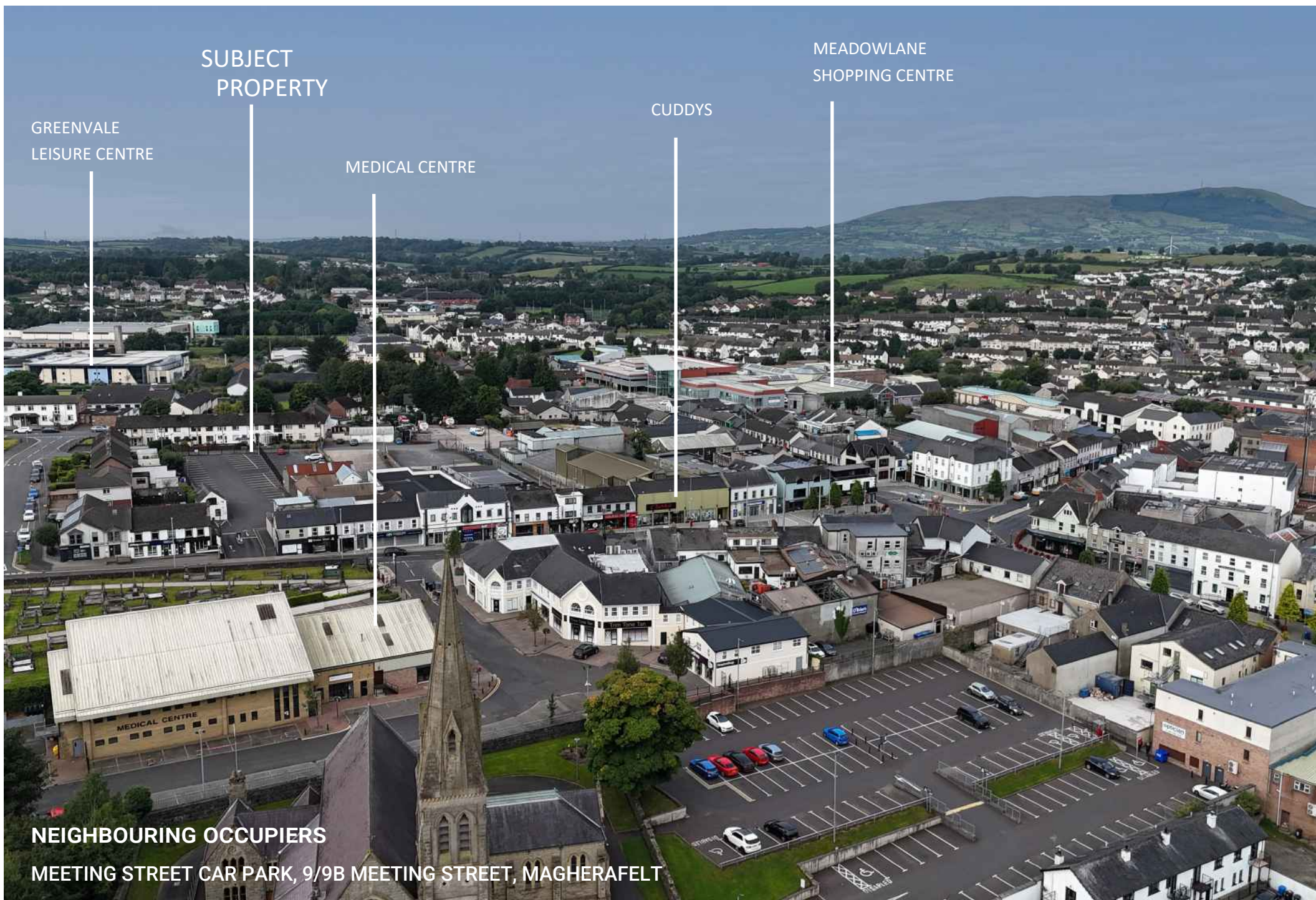
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor Office / Kitchen	c. 31 sq m	333 sq ft
First Floor Workshop	c. 28 sq m	301 sq ft
TOTAL ACCOMMODATION	c. 59 sq m	634 sq ft

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.

FILE REF C4984





SUBJECT
PROPERTY

GREENVALE
LEISURE CENTRE

MEDICAL CENTRE

CUDDYS

MEADOWLANE
SHOPPING CENTRE

NEIGHBOURING OCCUPIERS

MEETING STREET CAR PARK, 9/9B MEETING STREET, MAGHERAFELT

SALES DETAILS

PRICE: Price on Application
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.

VAT

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

NAV (RATES PAYABLE)

9 MEETING STREET

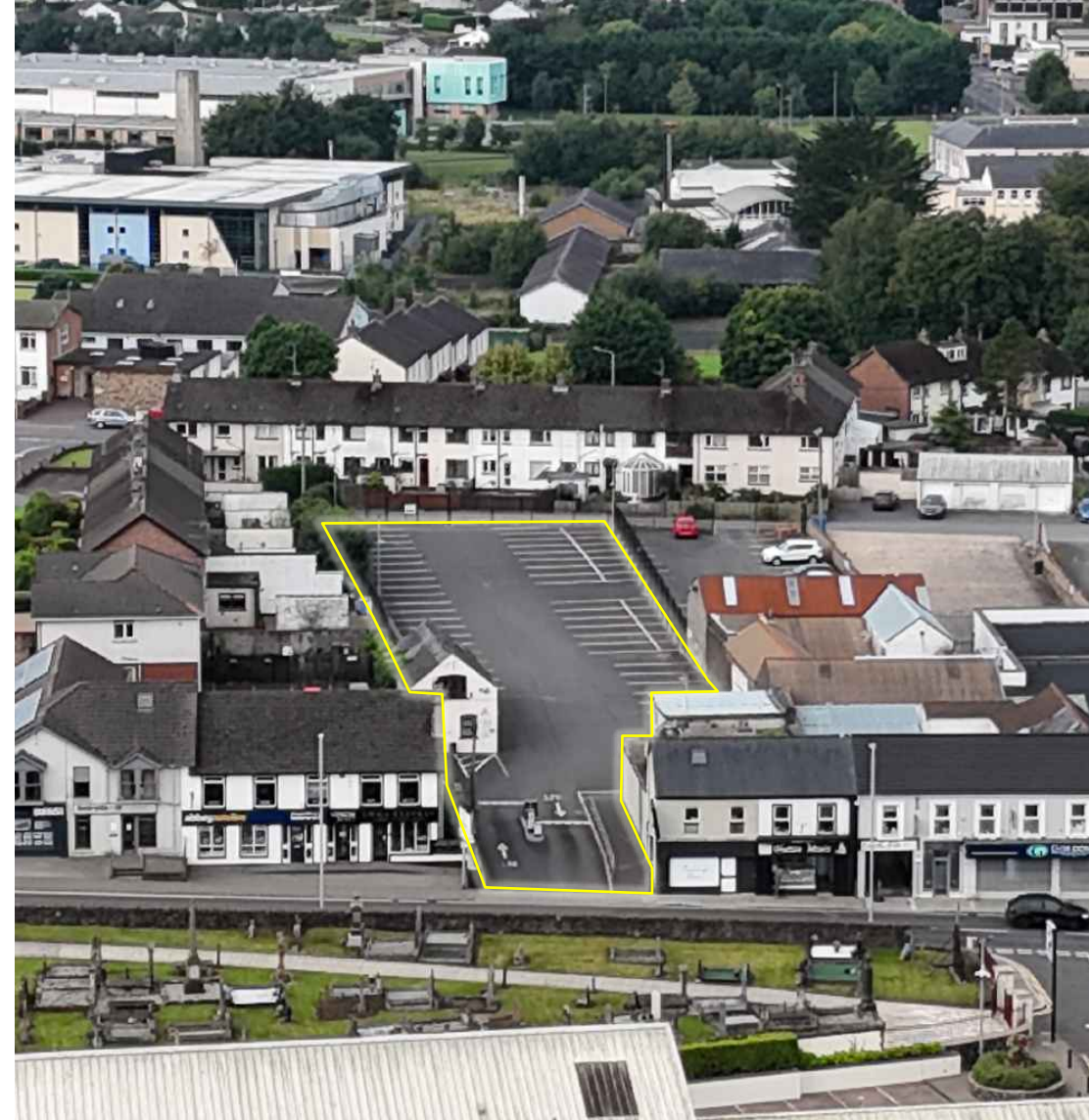
NAV: £2,300

Estimated rates payable in accordance with LPS Website: £1,339.12

9B MEETING STREET

NAV: £1,400

Estimated rates payable in accordance with LPS Website: £815.11



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.