

GUIDE PRICE
£75,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
18th February 2020



36-40 St. Patricks Avenue, Downpatrick, BT30 6DW

Freehold town centre commercial building offering alternative use potential (subject to consents)

Bid1.

Property Summary

- Freehold commercial building
- Town centre location
- Provides a mix of retail, restaurant and offices
- Alternative use potential (subject to planning)
- Vacant possession

Location

Downpatrick lies about 22 miles south of Belfast and can be accessed via the A7, A25 and A2 coast road. The town has a population of about 10,800 (2011 census) and is the joint headquarters of Newry, Mourne and Down district council. Downpatrick Bus Station provides regional services as well as direct bus services to Belfast.

St Patrick's Avenue forms part of the B1 and lies in the town centre running south from Market Street. The property is situated on the east side of the road near its junction with Lynn Doyle Place and opposite Sports Direct. Other nearby occupiers include Dominos Pizza.

Description

A detached building of traditional construction beneath a pitched roof totalling about 515.59 sq m (5,550 sq ft). The building is arranged as a parade of retail and restaurant units with self contained offices above accessed via a separate entrance from St Patrick's Avenue. The property may lend itself to alternative uses, subject to obtaining the necessary consents.

Tenure

Freehold

VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Local Authority

Newry, Mourne and Down District Council
0330 137 4000
www.newrymournedown.org



| Address | Accommodation | Size |
|---------------------------|--|--|
| 36-40 St Patrick's Avenue | Ground floor - Four retail units & two restaurant units First floor - Offices | 278.70 sq m (3,000 sq ft) 236.89 sq m (2,550 sq ft) |
| TOTAL | | 515.59 sq m (5,550 sq ft) |

The auctioneers have not measured the property. All floor areas have been provided by the vendor.

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