

# BUSINESS UNAFFECTED



## FOR SALE

PETROL FILLING STATION & CONVENIENCE STORE  
'MOURNE VIEW GARAGE', 4 KATESBRIDGE ROAD, KATESBRIDGE, BT32 4LP

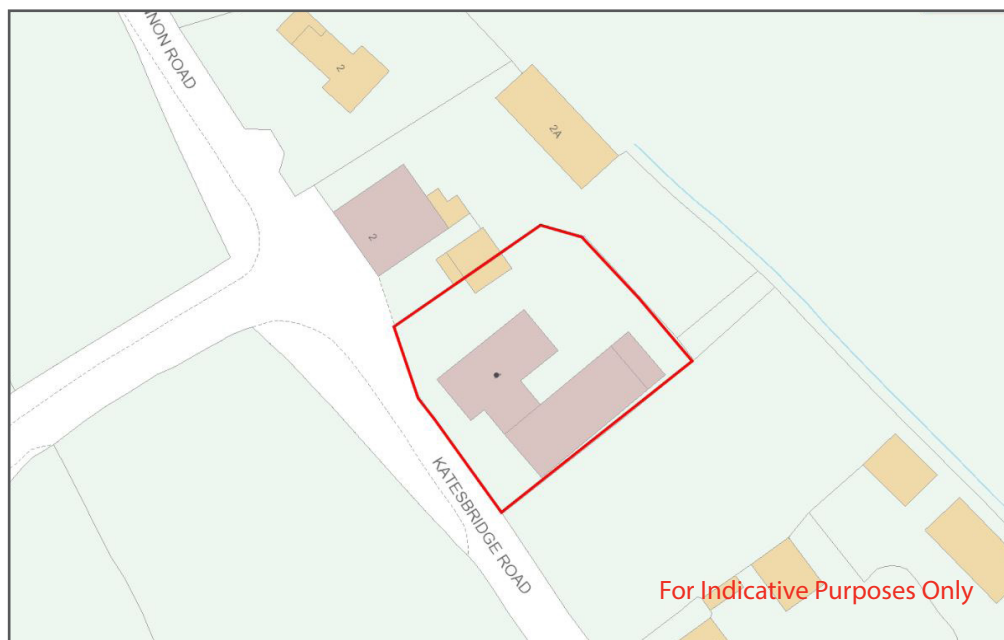




## PROPERTY SUMMARY

- Petrol Filling Station and convenience store extending to c. 2,195 sq. ft. (204 sq. m) on a site of c. 0.3 acres
- The premises provide a BMO branded petrol forecourt, Spar shop, a number of coal stores and customer WC's
- Road frontage onto and accessed directly off the Katesbridge Road (A50)
- Current Passing Rent £31,500 per annum
- Offers invited

## SITE PLAN



## LOCATION

Katesbridge is a small hamlet in County Down. It is within the townland of Shannaghan just off the main route from Castlewellan to Banbridge. Katesbridge had a population of 150 at the 2011 census and lies within the Banbridge District.

The property is located on the Katesbridge Road (A50) close to the junction with the Aghnacloy Road & Castlevennon Road adjacent to Len McCoy Farm suppliers and is c. 6.2 miles from Banbridge and c. 25 miles South of Belfast.

## DESCRIPTION

The site is accessed directly from the Katesbridge Road. The premises provide a BMO branded petrol forecourt with a single storey shop of c. 2,195 sq. ft. There are also a number of coal stores and customer WC's on site.

The forecourt is finished with brick pavers and provides 3 multi product pumps beneath a steel canopy with a 3.6 m height. There is an illuminated price pole sign to the edge of the forecourt area at the roadside.

The front part of the building provides a Spar branded shop to provide a substantial retail area, office, Deli-sales, cold store, storeroom, switch room and ATM. This area is finished with a ceramic tiled floor, clad walls below a suspended ceiling with inset lighting, air conditioning and heating cassettes. The retail area is spacious and provides a range of wall and gondola units, open fronted chiller cabinets and upright freezers as well as a hot drinks facility and hot food counter. The shop sells a range of newspapers and magazines, snacks and confectionery, Lottery, convenience goods and car care products. There are 2 no. till points.

## TENANCY

Tenant:	Bemack Limited (NI613770)
Rent per annum:	£31,500
Lease Term:	10 years from 19th September 2012
Rent Review:	18th September 2021

## ACCOMMODATION

Shop/Sales:	1,403 sq. ft.
Store:	705 sq. ft.
Office:	413 sq. ft.
<b>TOTAL:</b>	<b>2,195 SQ. FT.</b>

## RATEABLE VALUE

We have been advised by Land & Property Services of the following;

Net Annual Value:	£14,800
Rate in the £ 2019/2020:	£0.600984
Estimated Rates Payable:	£8,894.56

## FIXTURES & FITTINGS

An inventory of the fixtures and fittings to be include in the sale will be provided upon request.

## SALES DETAILS

The subject property is For Sale by way of Private Treaty. For guide price and further details please contact the agents.

## EPC

C61 - As illustrated in graph.

## LOCATION MAP



## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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NOVEMBER 2019

CONVENIENCE STORE



EXTERNAL



INTERNAL



EPC

