

FOR SALE

50 Gallows Street
Dromore, Co. Down, BT25 1BD



Former Doctors Surgery

Property Highlights

- Extending to approximately 3,115 sq ft (289 sq m) over 3 floors with dedicated on-site parking.
- Occupying an elevated site in close proximity to Dromore town centre and adjacent to the main public car parks in the town.
- Suitable for a variety of uses or redevelopment, subject to planning.

For more information, please contact:

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Location

Dromore is a popular market town approximately 17 miles south of Belfast and 8 miles north of Banbridge and benefits from excellent transport links being situated just off the A1 dual carriageway, the main road link between Belfast and Dublin.

The subject property is situated in close proximity to the town centre, being only a short walk to Market Square and is immediately adjacent to the towns main public car parks on Cross Lane.

Description

The property comprises a split level 2.5 storey building of modern construction occupying an elevated corner site with frontage onto Gallows Street, Hillside and Cross Lane. Externally it is finished to include painted render walls, pitched tile roof with velux roof lights and powder coated aluminium framed double glazed windows.

The property is configured to provide consulting & treatment rooms with offices & ancillary accommodation at ground and lower ground floor level, with a staff kitchen situated at first floor. The floors are accessed via a central stairwell whilst there are WCs at ground and lower ground level.

Internal fit out includes:

- Plastered & painted walls.
- Vinyl and carpeted floor coverings.
- Part plastered, part suspended ceilings.
- Range of fluorescent strip, spot and wall-mounted lighting.
- Recessed power/data points and surface mounted trunking.
- Electric wall mounted heating.

The grounds are landscaped whilst there is on-site parking for c.9 cars accessed directly off Gallows Street.

Accommodation

The premises provides the following approximate net internal areas:

Floor	Sq Ft	Sq M
Lower Ground	674	62.59
Ground	2,247	208.74
First	194	18.05
Total	3,115	289.38

The property occupies a site area of approximately 0.23 acres (0.094 ha).

Title

We are advised that the property is Freehold.

Price

Offers in the region of £225,000 exclusive, subject to contract.

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NAV

We have been advised by Land & Property Services that the Net Annual Value is £7,000 resulting in rates payable of approximately £3,769 for the year 2021/22 based on Rate in £ of 0.538483

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.

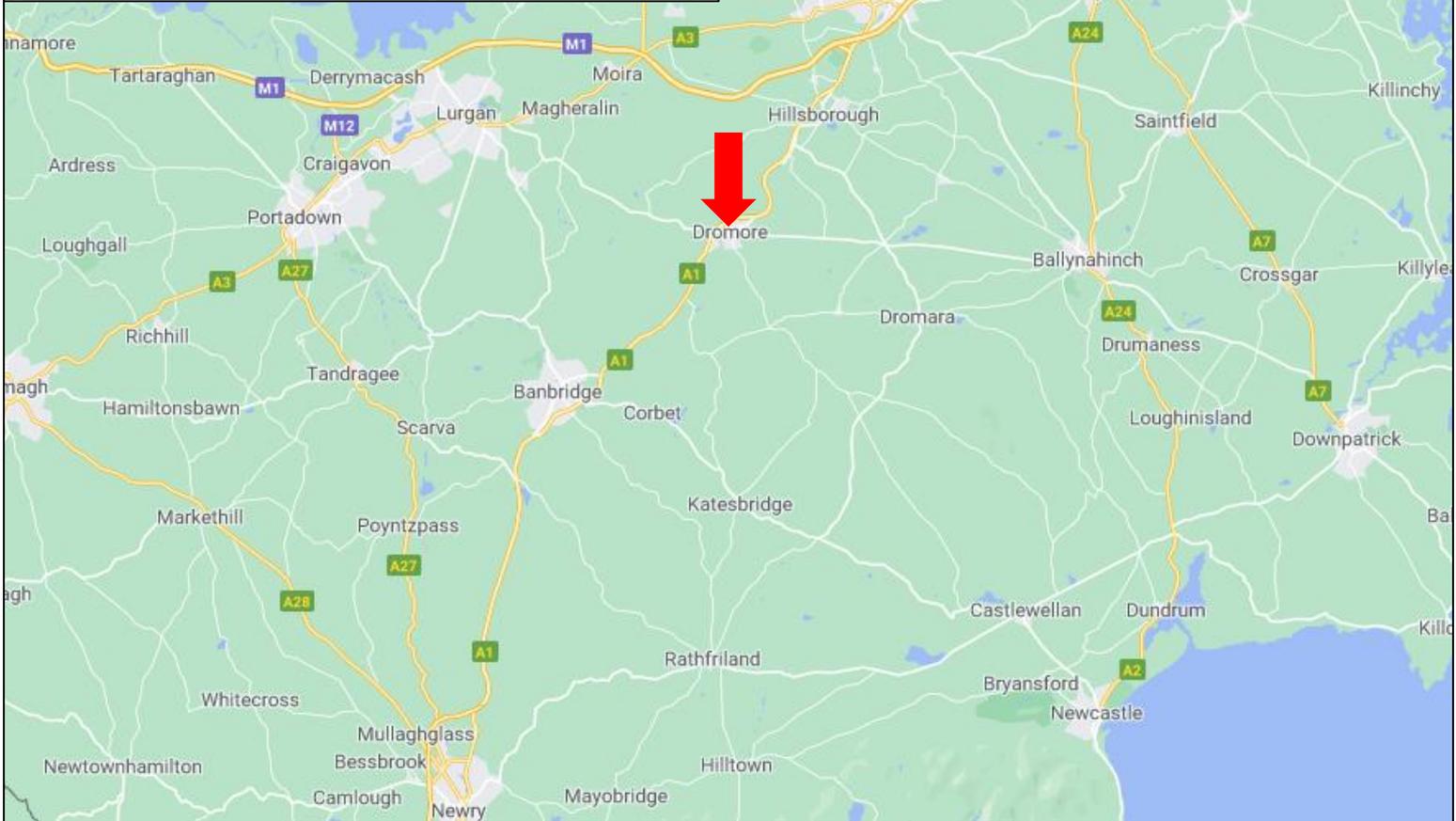
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