

**FOR SALE**  
**24 Scotch Street**  
**Dungannon, BT70 1AR**



## Former Bank Premises

### Property Highlights

- Opportunity to acquire a character town centre property.
- Extending to approximately 3,499 sqft (325 sqm) over three storeys.
- Suitable for a variety of uses or redevelopment, with potential for expansion to the rear, subject to planning.

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## Location

Dungannon is a busy market town in Mid Ulster situated just off the M1 motorway, approximately 40 miles west of Belfast and therefore benefits from excellent transport links to all parts of Northern Ireland. With a resident population of c. 14,300 (2011 census) and a much larger catchment, it provides the main shopping and service facilities for the surrounding area.

The subject property is situated on Scotch Street in the heart of the town centre, approximately 80m from Market Square and in close proximity to a number of the towns public car parks. Occupiers in the immediate locality include Poundland, New Look, Cuba Clothing, Iceland, McCrystal Fine Furnishings and Tom Morrow Fashions.

## Description

The subject property comprises a mid-terrace, three-storey traditional bank building with a decorative cut-stone and red brick front façade, rendered side and rear elevations and a doubled pitched tiled roof with an off-set two-storey light well over part ground floor. To the rear there is a large enclosed yard part laid in concrete.

The ground floor, with ramp access from street level, is arranged to provide a former banking hall, strong room, ancillary open plan and private office accommodation and a DDA compliant WC. The upper floors are accessed via a stairwell which benefits from discrete access from the entrance porch.

The first floor provides an office and storeroom to the front with a staff kitchen, comms room and WC facilities to the rear. The second floor which is in need of modernisation, is arranged to provide five rooms, a former bathroom, WC and a storeroom.

Internal fit out includes:

- Plastered & painted walls.
- Tiled, carpeted & vinyl floor coverings to ground and first floors.
- Suspended ceilings with recessed fluorescent and spot lighting at ground floor.
- Plastered ceilings with surface mounted fluorescent lighting at first floor.
- Air-conditioning at ground floor with wall mounted electric heaters at first floor.

## Accommodation

The premises provides the following approximate net internal areas:

Floor	Sq Ft	Sq M
Ground	1,330.33	123.59
First	895.45	83.19
Second	1,273.38	118.30
<b>Total</b>	<b>3,499.16</b>	<b>325.08</b>

\*WCs reflected

The property occupies a site area of approximately 0.17 acres (0.069 ha).

## Title

We are advised that the property is held Long Leasehold.

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## NAV

We have been advised by Land & Property Services that the Net Annual Value is £15,700 resulting in rates payable of approximately £8,066 for the year 2021/22, based on Rate in £ of 0.513749.

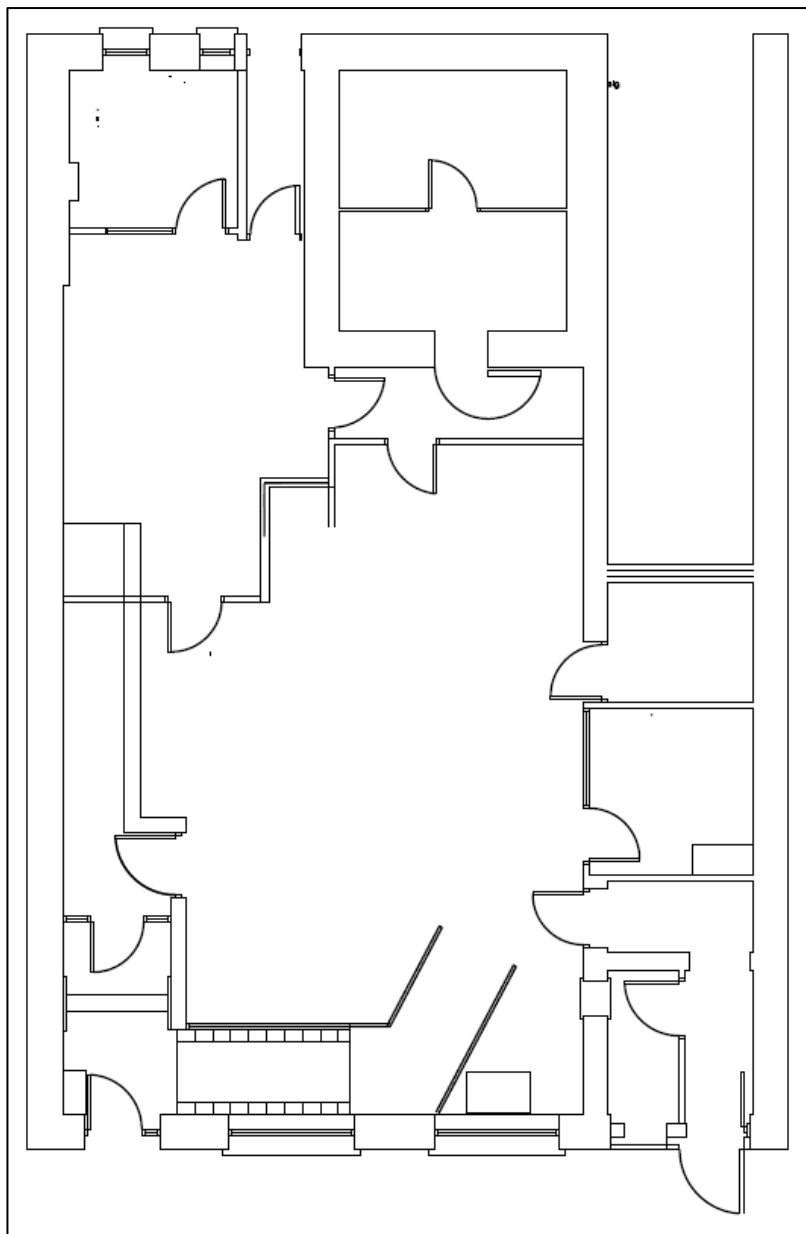
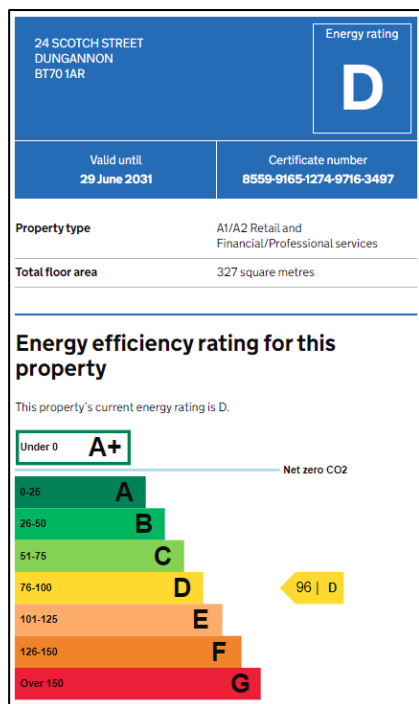
## Price

Offers in the region of £175,000 exclusive, subject to contract.

## VAT

We are advised that the property is not elected for VAT.

## EPC



Ground Floor Plan - Not to Scale / For Indicative Purposes Only

FOR SALE

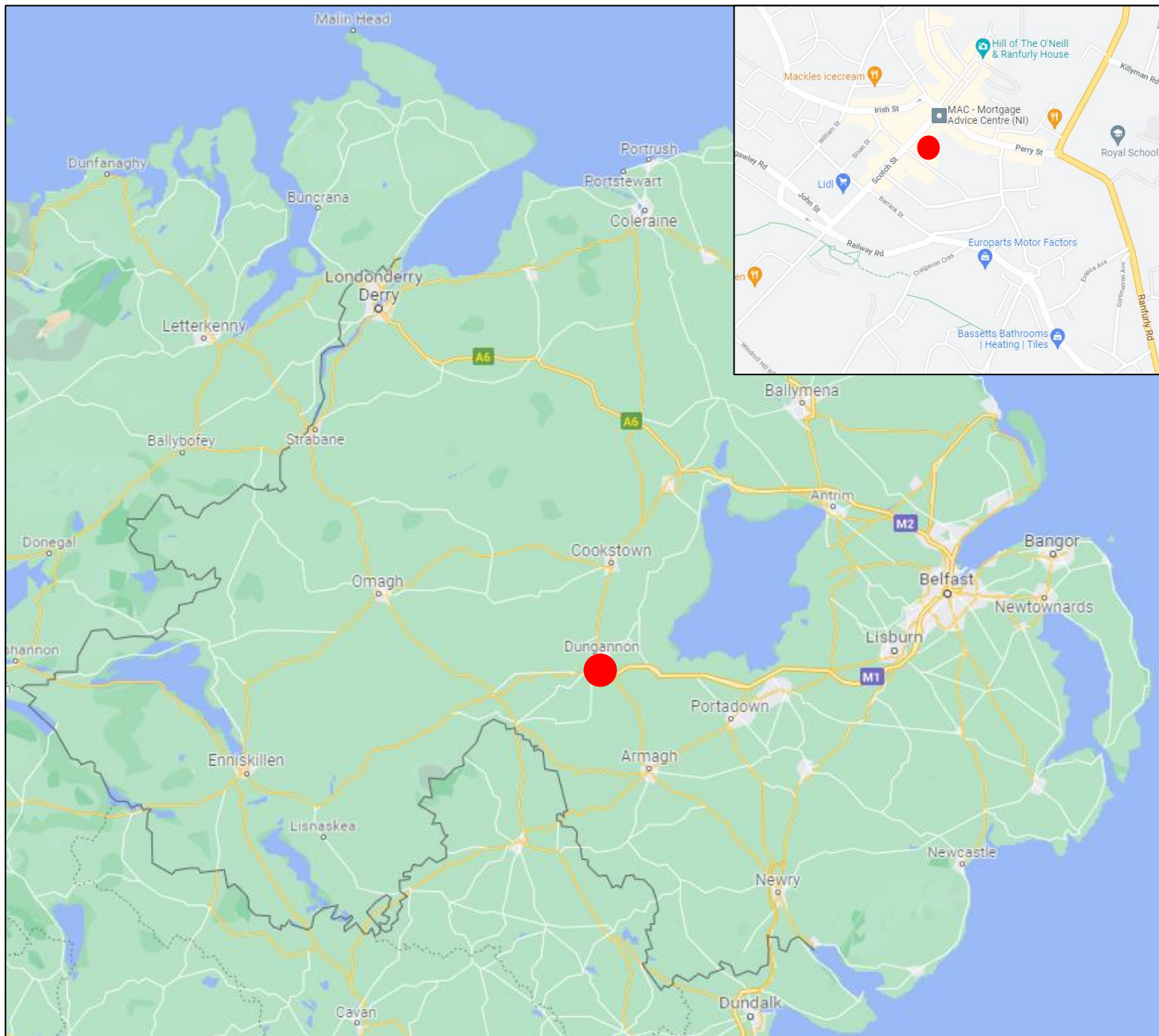
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### Dungannon, BT70 1AR



Not to Scale – For Identification Purposes Only

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