



FOR IDENTIFICATION PURPOSES ONLY



FOR SALE By Way of Public Tender
(on the instructions of Armagh City, Banbridge and Craigavon Borough Council)
Former Moyraverty Community Centre
Moyraverty Road, Moyraverty, Craigavon



LOCATION / DESCRIPTION

The subject premises are located just off the Moyraverty Road and conveniently situated in close proximity to Rushmere Shopping Centre and the M1 Motorway.

The premises comprise a two storey former community centre which is of a red brick construction with flat roof and heated by way of LPG central heating system.

Internally the accommodation on the ground floor provides a games hall together with offices and changing rooms.

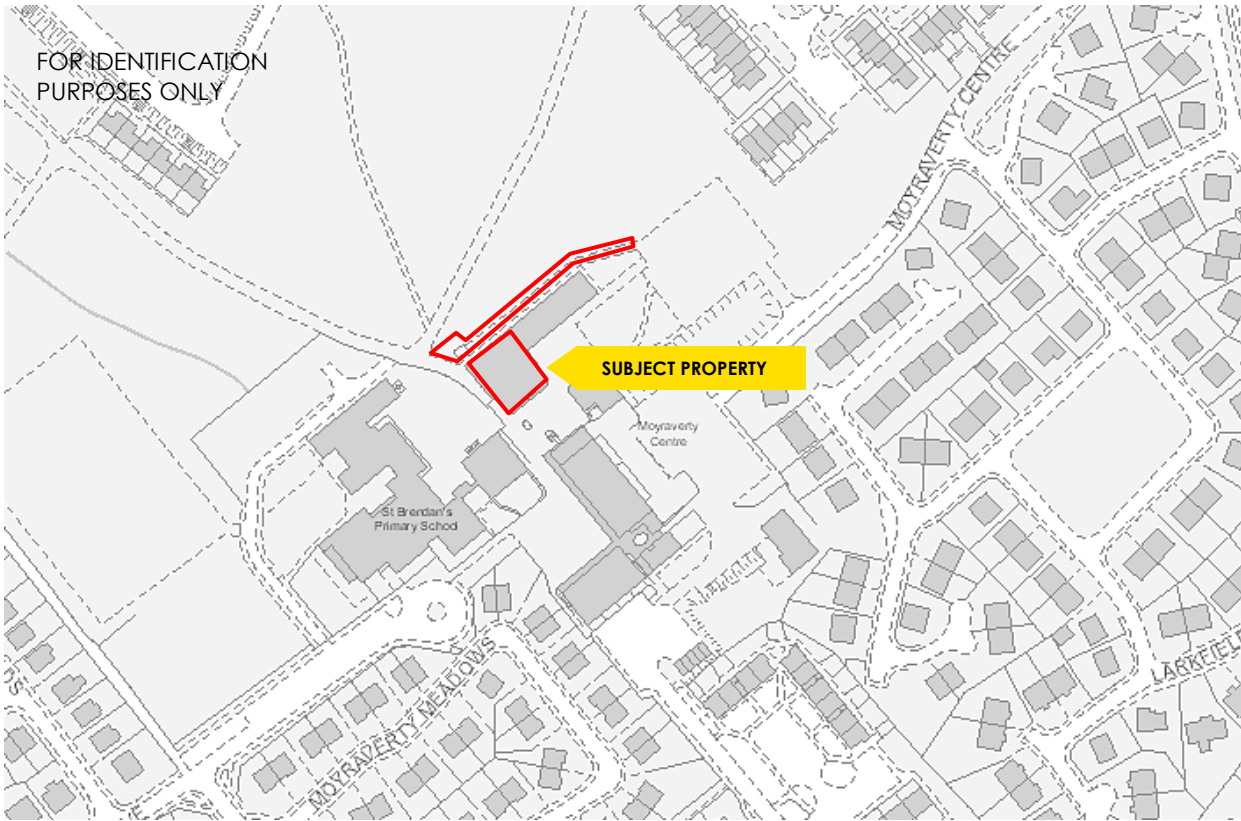
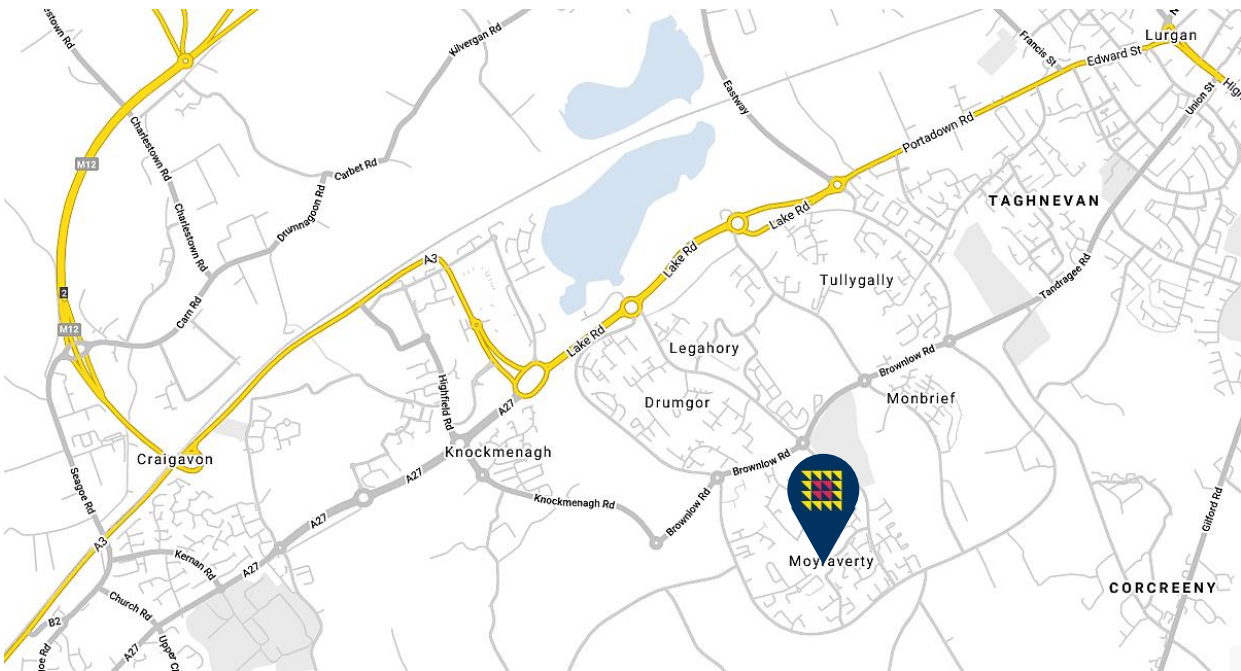
The first floor provides additional meeting rooms and an open plan area which acts as a viewing gallery over the games hall.

ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
HALL	c. 347 sq m	3,738 sq ft
OFFICES / CHANGING ROOMS	c. 158 sq m	1,701 sq ft
WC		
FIRST FLOOR		
OPEN PLAN AREA & PRIVATE MEETING ROOMS	c. 141 sq m	1,515 sq ft
TOTAL ACCOMMODATION	c. 646 sq m	6,954 sq ft

PLANNING

The subject is located on a site zoned as 'white land' within the current development plan (Craigavon Area Plan 2010).





More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

108 This is how energy efficient the building is.

SALES DETAILS

The property is being offered for sale by way of Public Tender. Completed tenders must be submitted **by 12.00 Noon on 19 August 2021.**

Tenders must be returned in a sealed envelope and addressed as follows:

Former Moyravery Community Centre Tender

O'Connor Kennedy Turtle
22 Adelaide Street
Belfast
BT2 8GD
F.A.O. Alan McKinstry

SOLICITOR: Full conditions of sale and a tender pack are available from

Cleaver Fulton Rankin
50 Bedford Street
Belfast BT2 7FW (Contact: Gerald Bradley)
Tel: 028 9024 3141 / Email: g.bradley@cflaw.co.uk

TITLE: Held by way of freehold title

NAV: £24,700. The commercial rate in the pound for 2021 / 2022 is £0.538483. Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
22 Adelaide Street
Belfast BT2 8GD
T +44 (0)28 9024 8181
E belfast@okt.co.uk

CONTACT: ALAN MCKINSTRY | alan.mckinstry@okt.co.uk
MARK JOHNSTON | mark.johnston@okt.co.uk

Our Ref: AMcK/JP/8656

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.

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/uk/si/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.