



EXPRESSIONS OF INTEREST

Potential Leisure, Tourism and Hospitality Letting Opportunity

Former Bike Hire Unit, 1A Main Street

Scarva BT63 6LS



On the instructions of



LOCATION / DESCRIPTION

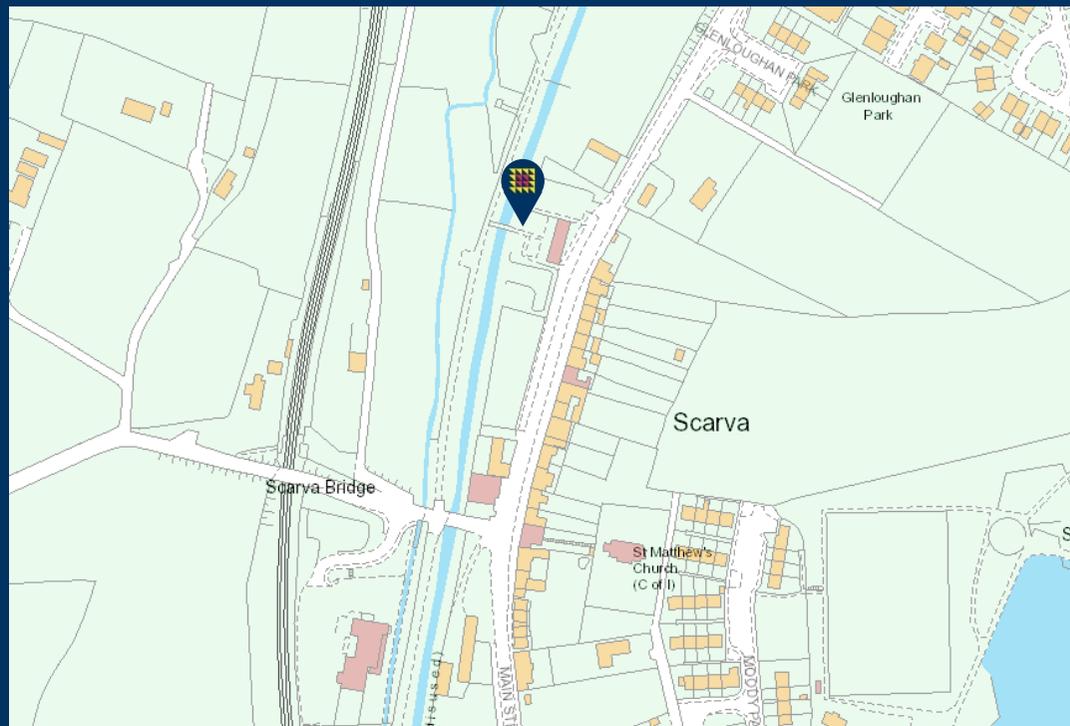
Scarva is a popular and quaint village located in Co Down, being only c. 4 miles from Banbridge. The village sits on the banks of the Newry Canal and the pedestrian cycle towpath connecting Portadown and Newry can be accessed at the centre of the village.

The subject property is located on Main Street within the centre of the village adjoining the Newry Canal and Towpath.

The subject comprises an attractive self contained unit and was previously occupied by Scarva Cycle Hire.

The unit comprises a generous open plan space together with an enclosed storage area to the rear.

The main entrance to the unit is from the courtyard area at the Scarva Visitor Centre and the property benefits from the use of communal WCs and car parking.

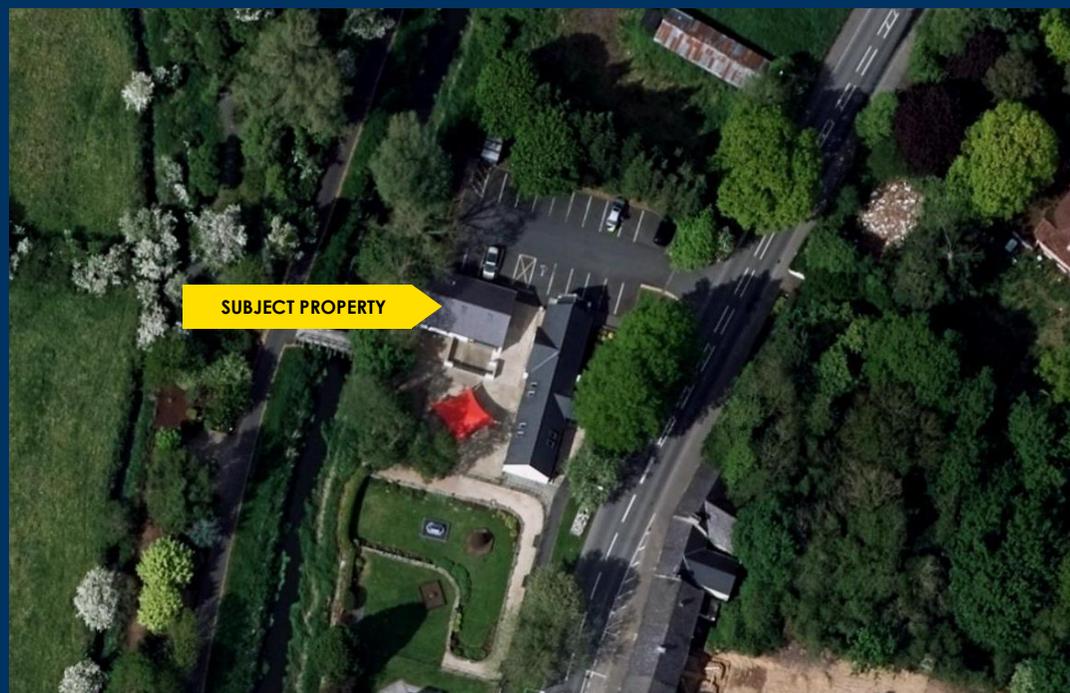


ACCOMMODATION

Accommodation	Area (sq m)	Area (sq ft)
Open Plan Area	c. 61 sq m	c. 654 sq ft
Store	c. 20 sq m	c. 219 sq ft
TOTAL ACCOMMODATION	c. 81 sq m	c. 873 sq ft

OPPORTUNITY / PROPOSAL

The property is considered an important attraction in promoting tourism in the local area and preference will be given to proposals of this nature.





SUBMISSION OF EXPRESSION OF INTEREST

Armagh City, Banbridge & Craigavon Borough Council are inviting expressions of interest in the subject property.

Interested parties should complete and return the proposal form by **12 Noon on Friday 1st October 2021.**

It is anticipated that parties who submit suitable expressions of interests will be invited to tender for the lease of the premises.

FURTHER INFORMATION

To request a copy of the proposal form or to arrange an inspection of the unit please contact:



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Our Ref: AMcK/JP/8656

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The particulars and any documentation are provided for the guidance only of potential purchasers / developers and will not form part of any contract which may be entered into.

No representation or warranty is made or given in relation to the condition or suitability of any services.

All proposals made will be subject to further detailed negotiations and subject to contract, and Armagh City, Banbridge & Craigavon Borough Council may decide not to pursue negotiations in relation to all or any of the proposals which it may receive or may decide to invite other proposals.

Armagh City, Banbridge & Craigavon Borough Council will not be liable for any inaccuracy in these particulars or in any other documents or for any costs, fees and expenses incurred in viewing the sites, in preparing and submitting proposals or in undertaking any negotiations.

None of the matters in these particulars or in any other documents or in any proposals which may be made will constitute an agreement or collateral contract with Armagh City, Banbridge & Craigavon Borough Council.

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