



Instinctive
Excellence
in Property.

For Sale/To Let

(Currently t/as Velvet Rose)

24 Church Street
Dromore
Co Down
BT25 1AA

VACANT POSSESSION



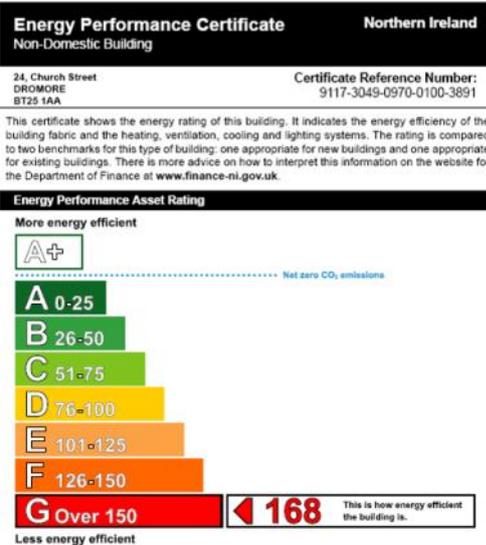
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EPC



Location

Dromore is a popular market town situated approximately 20 miles south of Belfast and 8 miles north of Banbridge. Dromore is within close proximity to the A1 dual carriageway which provides excellent transport links to both the north and south of Ireland.

The property is positioned on Church Street which leads onto Market Square, the main retail centre for the town.

Description

The property comprises of a three storey listed building which was constructed in 1813 with a single storey return extension. It benefits from a retail unit on the ground floor, a fitted café on the first floor and office/storage space on the second floor. The entire building has recently been refurbished to an excellent standard throughout to include painted and plastered walls, tiled and carpeted floors and spotlight lighting. The property also has the benefit of a passenger lift, CCTV and a fitted security alarm system.

Eight on site secure car parking spaces are also available to the rear of the building.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis. The areas are as follows: -

FLOOR	AREA (SQ M)	AREA (SQ FT)
Ground	145	1,560
First	86	925
Second	<u>85</u>	<u>914</u>
TOTAL	316	3,401

Floor plans available on request.

Opportunity

This property offers the purchaser/tenant the opportunity to re-open the café business or conversion to alternative use subject to the necessary planning consent. The landmark building would be suitable for a professional services occupier. The owner currently operates a fashion shop trading as Velvet Rose however we are selling with vacant possession. The stainless café equipment is available by separate negotiation.

Land & Property Services

We have been advised by the Land and Property Services website of the following net annual value: -

24 Church Street, Dromore - £14,800

Non-domestic rate in the £ for 2019/2020 - £0.600984

Based on the above NAV figure the occupier should be able to benefit from 20% rates relief. Prospective purchasers/tenants should make their own independent enquiries to Land and Property Services.

VAT

We understand the property is not registered for VAT.

Guide Price/Rent

Price and rent on application.

Ground Floor t/as Velvet Rose



Aerial Image



First Floor Former Cafe



WC's



Location Map



FOR INDICATIVE PURPOSES ONLY

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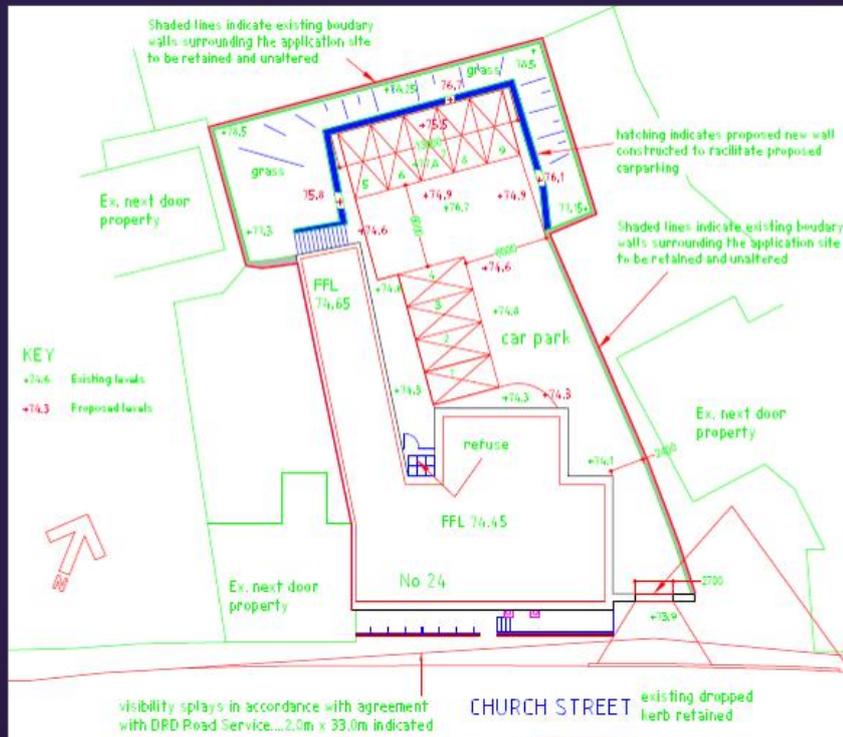


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MISREPRESENTATION ACT 1967

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