



**Instinctive  
Excellence  
in Property.**

# For Sale

**Former Bank Premises  
3,540 sq ft (328.88 sq m)**

1 New Row  
Kilrea  
Co Londonderry  
BT51 5QS

**FORMER BANK**



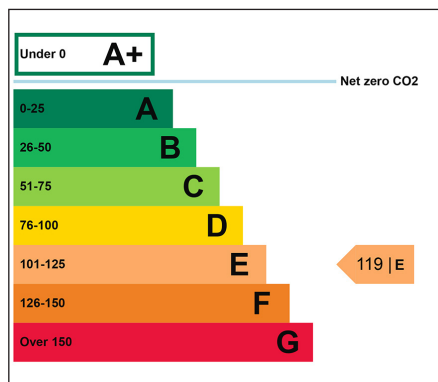
# For Sale

## Former Bank Premises 3,540 sq ft (328.88 sq m)

1 New Row  
Kilrea  
Co Londonderry  
BT51 5QS

### FORMER BANK

### EPC



### Location

Kilrea is located approximately 41 miles north west of Belfast and 15 miles North East of Coleraine and serves a mainly rural community. The subject premises are located on the periphery of the established town centre at the junction of New Row and Garvagh Road. Neighboring occupiers to the subject include SVP, Kilrea Presbyterian Church, Kilrea Farmers Mart and Fold Housing.

### Description

The subject comprises a landmark bank building situated on the edge of Kilrea town centre. The imposing sandstone building was designed by renowned architect Thomas Turner and was constructed in c.1885. The building features a distinctive curved façade with sandstone parapets and copings capped with stone urns on 3 corners. To the rear a more modern flat roof extension provides additional accommodation with access to a small gardens/parking area to the rear.

Internally the ground floor comprises the former banking hall with a range of ancillary offices, strong rooms and staff facilities. Windows throughout are single glazed in the timber sash casting with heating provided via an oil fired system supplemented by ceiling mounted air conditioning unit in the main banking hall.

The upper floors comprise the former managers dwelling which is in shell specification and in need of refurbishment.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq M	Sq Ft
Banking Hall	70.60	760
Workspace	42.36	456
Manager's Office	13.28	143
Interview Room	14.59	157
Strong Room	6.69	72
Book Room	11.52	124
Kitchen	12.26	132
Rest Room	15.14	163
Former Dwelling	18.95	204
	<b>201.76</b>	<b>2,172</b>
First Floor - Former Dwelling	97.45	1,049
Attic - Stores	29.67	319
<b>Total Net Internal Area</b>	<b>328.88</b>	<b>3,540</b>

### Rates

We have been advised by the Land and Property Services of the following rating information:

NAV: £13,000

The current non-domestic rate in the pound for 2020/2021 is £0.527603.

Historic Building Reference No: HB03/01/012 - B1

### Sale Details

We have been instructed to seek offers in the region of £130,000 exclusive.

### VAT

We understand the property is not elected for VAT. Solicitor to confirm.

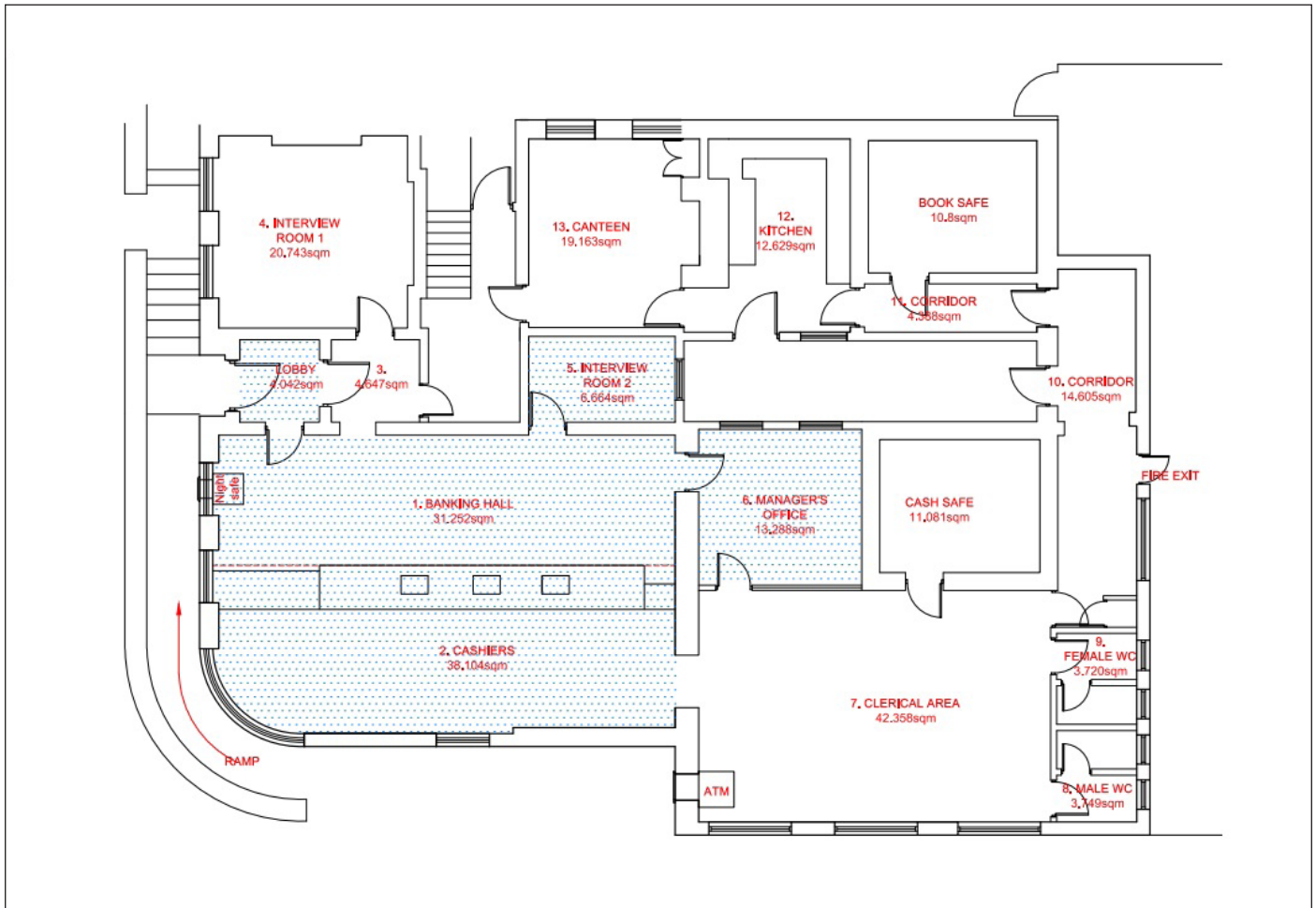


## Title

We understand that the property is held by way of a Freehold Title. Further information is available from our clients solicitors:

Johnsons Solicitors  
Johnson House  
50-56 Wellington place  
Belfast BT1 6GF

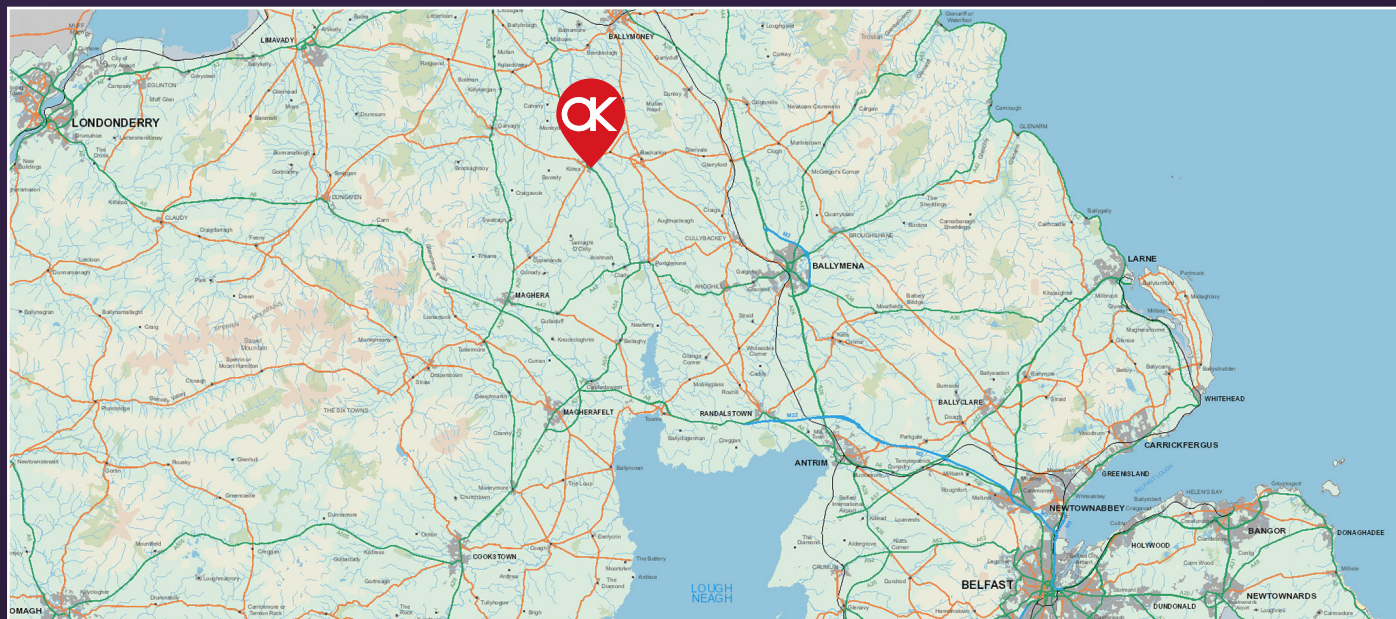
**Contact:** David Holley  
**Tel:** 02890 240183  
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Floor Plan







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## 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 five years from when you cease to have a contractual relationship with Osborne King. 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.

## MISREPRESENTATION ACT 1967

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