



To Let
Prime Commercial Property
Ideal For Car Sales, Hardware Sales Or Similar
In A Prominent Position
Between Waringstown & Banbridge



54a Hall Road, Waringstown, Co Armagh BT66 7ST

- Large Parking Forecourt
- Office Block
- Shop
- Stores
- Workshop

£24,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points



This excellent commercial retail unit would be ideal for car sales, a builders yard, a hardware merchant or similar. Located in a prominent rural setting outside Waringstown, the property would suit a variety of uses, having a large concrete and tarmac forecourt, an office block, a shop area and numerous stores together with a barn that would be ideal for a workshop or similar. We feel it has a wide variety of options, if you're interested, contact The Property Spot to arrange a viewing.

The property has been used recently for Car sales and Caravan sales, Planning Permission may be required for a change of use if required.

The rent of the property is £24,000 per Annum, plus rates and insurance.

The estimated rates is around £6,831.65 per Annum

The annual rate calculation shows full annual rates for the current rating year (April to March). It does not include any reductions for rate reliefs, exemptions, or exclusions.

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Office

Office
14' 7" x 14' 2" (4.45m x 4.32m)

Store
144' 10" x 7' 6" (44.15m x 2.29m)

Office
11' 4" x 9' 7" (3.45m x 2.92m) Office

Rear hall
6' 4" x 4' 0" (1.93m x 1.22m)

- Kitchen**
10' 6" x 9' 4" (3.20m x 2.84m) High & low level units, stainless steel sink, dining area
- Shop**
59' 7" x 16' 0" (18.16m x 4.88m) wc.
- Store**
20' 2" x 18' 7" (6.15m x 5.66m) wc
- Store**
42' 0" x 20' 4" (12.80m x 6.20m) 2 roller doors
- Mezzanine floor**
21' 6" x 12' 4" (6.55m x 3.76m)
- Store**
16' 0" x 12' 4" (4.88m x 3.76m)
- Store**
43' 6" x 23' 0" (13.26m x 7.01m) Roller door
- Outside**
Gates leading to tarmac and concrete forecourt

