



**FOR SALE**

**1&2 Gosford Place and 22 Russell Street, Armagh, BT61 9AR**

Unique opportunity comprising existing office building of c. 22,171 sq ft with fantastic views over The Mall

**Lisney**



## Features

- Unique opportunity overlooking The Mall
- Existing office building comprising c. 22,171 sq ft
- Total site area c. 0.18 acres
- Part Grade B1 listed building
- Potential for other uses, subject to planning permission and all necessary consents
- Excellent location in Armagh

## Location

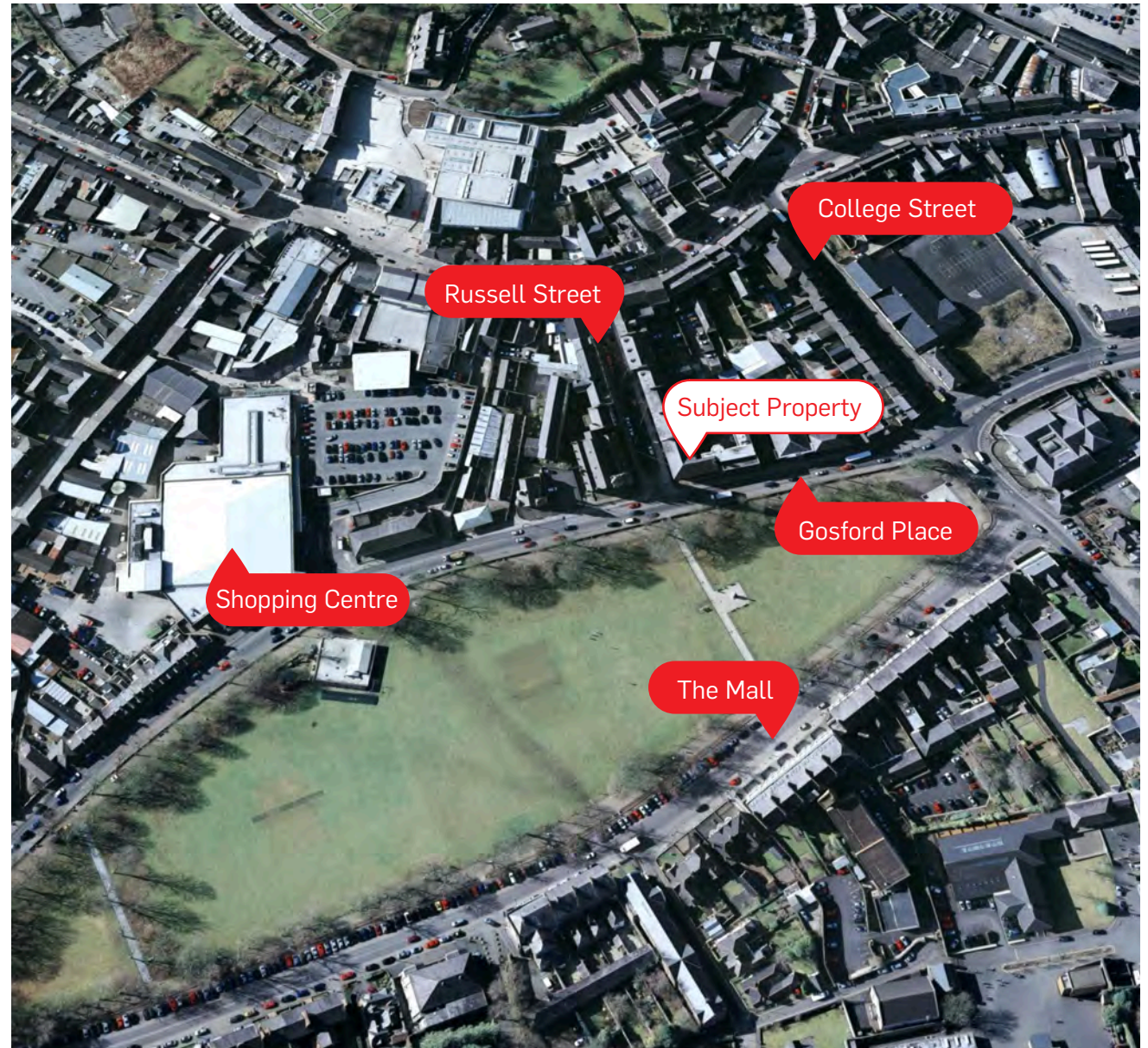
Armagh is a Cathedral City situated approximately 40 miles south east of Belfast and c. 18 miles north east of Newry.

The City is well connected via a number of arterial routes including the A3, Portadown Road and the A28, Newry Road.

The subject property occupies a prominent roadside location fronting Gosford Place & Russell Street, overlooking The Mall sports pavilion playing fields.

The immediate area is characterised by historic buildings, largely of architectural merit.

The Mall Shopping Centre is also located within close proximity.





## Description

The subject property comprises a four storey over basement office building situated on a total site area of c. 0.18 acres.

The property is a mix of converted residential, listed, terrace buildings and a purposely built office extension fronting onto The Mall.

The original listed building element is understood to be of 1830's construction with an extension in the early 1970s.

Internally the office space is highly cellular in nature and arranged over basement plus 4 upper floors.

There is lift access and an external terrace area on the top floor providing fantastic views over The Mall.

4 dedicated on site car parking spaces are located to the rear, accessed off Russell Street.



## Accommodation

DESCRIPTION	SQ M	SQ FT
Basment	442.02	4,758
Ground Floor	439.26	4,728
1st Floor	438.35	4,718
2nd	438.35	4,718
3rd	301.68	3,247
<b>TOTAL</b>	<b>2,059.66</b>	<b>22,171</b>

*\*The above sizes are Gross Internal Area (GIA)*

## Planning

As per the Armagh Area Plan 2004 the subject property is located within the Armagh City Conservation Area.

There may be potential for a Boutique Hotel / B&B, refurbished offices and residential homes with an element of ground floor retail/restaurant/coffee shop uses fronting onto The Mall (subject to planning permission and all necessary consents.)

### **Please Note**

*Potential purchasers should make their own enquiries in this regard.*



## Listed Building

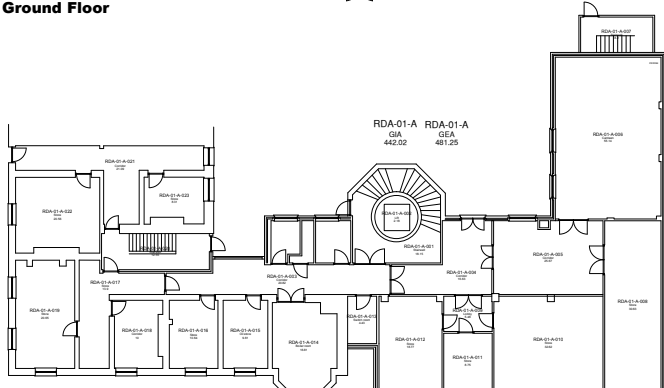
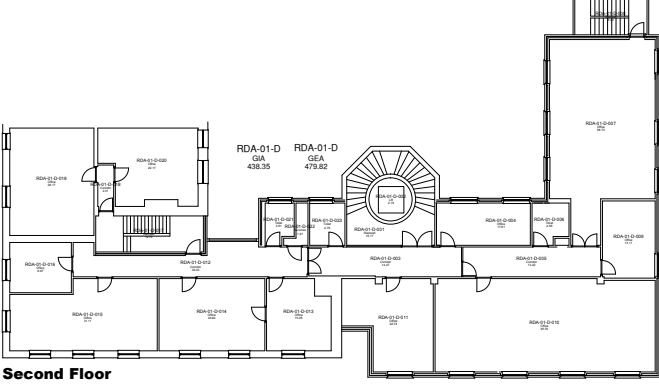
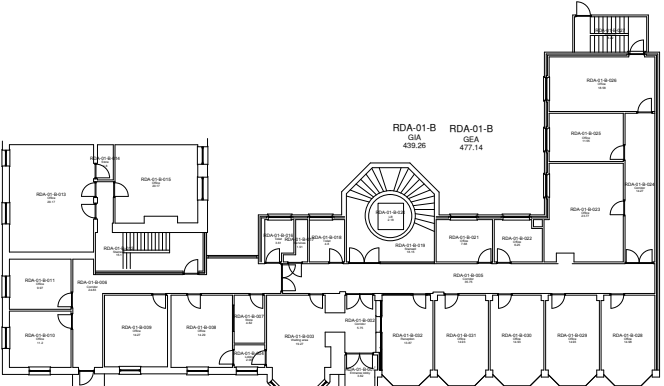
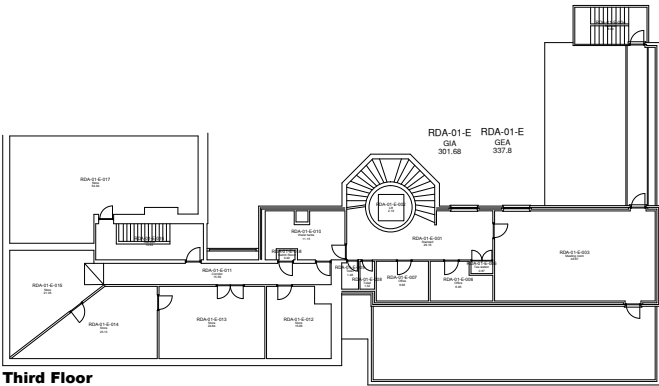
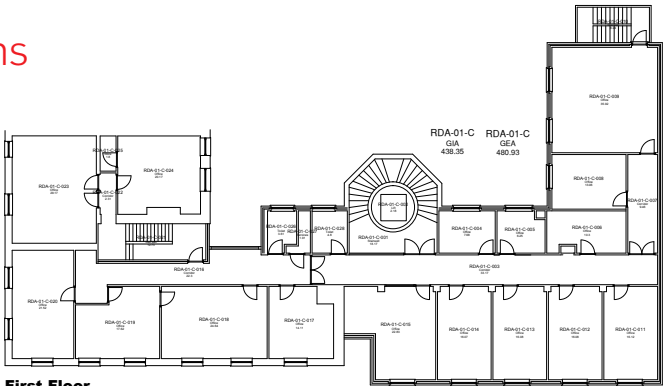
The building was listed Grade B1 under the following references;

- HB15/17/021 on 5th November 1997.
- HB15/17/033G on 28th January 1998.



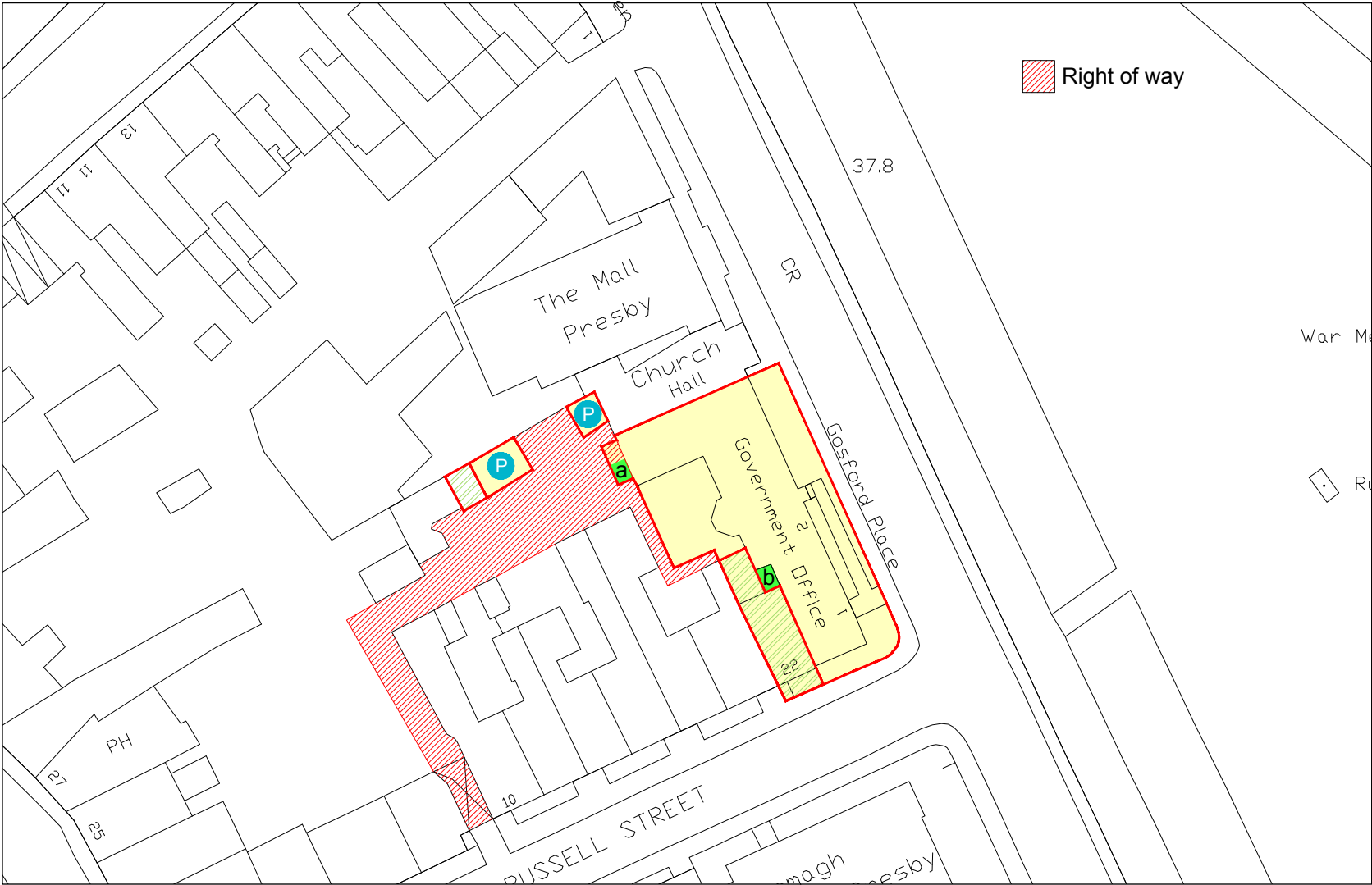


Floor Plans

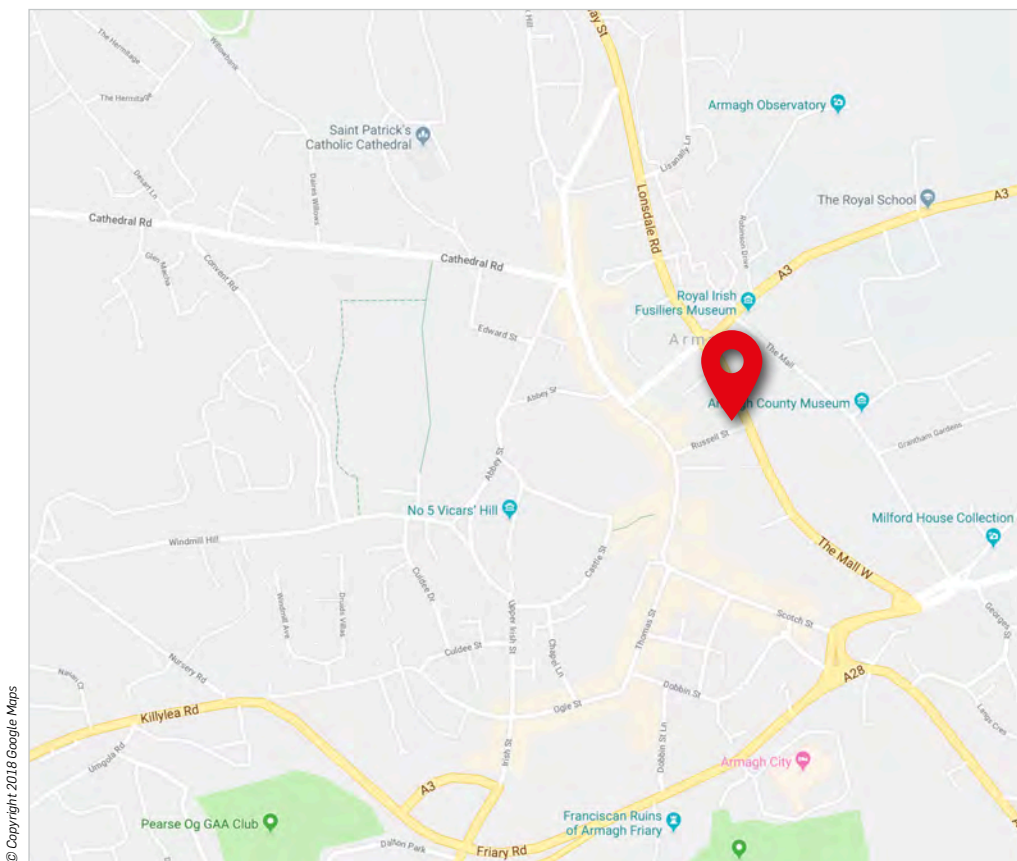


*\*For indicative purposes only.*

Title Plan



For indicative purposes only.



## Stamp Duty

This will be the responsibility of the purchaser.

## EPC Rating

The property has an Energy Efficiency rating of D97.

A full certificate can be made available upon request.



## Title

We understand the property is held by way of a Freehold title.

## Asking Price

Offers in excess of £400,000 exclusive.

## Business Rates

We understand that the property has been assessed for rating purposes as follows:

Net Annual Value:	£91,900
Rate in the £ 2018/19:	£0.589932
Rates Payable:	£54,214.75

## VAT

We understand that an 'Option to tax' has not been made and that VAT is not applicable.

## 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/uksi/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 Lisney. 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.

## Contact

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