



FOR SALE

Former Social Security Office, 9-11 Mount Crescent, Downpatrick, BT30 6NQ

Former government office building extending to approximately 5,956 sq ft

Lisney

Features

- Former Social Security Office extending to c. 5,956 sq ft.
- Zoned 'White Lands' under the Ards & Down Area Plan 2015.
- Potential refurbishment/redevelopment opportunity (subject to relevant planning permissions).
- Freehold Title.

Location

Downpatrick is located approximately 20 miles south east of Belfast, 10 miles south of Saintfield. Downpatrick also benefits from being linked to prime transport routes such as the A7 to Saintfield and the A25 to Newcastle.

The subject property is situated just north of the centre of Downpatrick town centre and is adjacent to Down High Grammar School on the corner of Crescent Mount and Gaol Lane Mews. The surrounding area is a mixed in nature to include residential, retail, educational and commercial uses/occupiers.

Description

The subject property comprises a two storey detached office building which was previously in use as the local social security office. The building itself is of traditional masonry construction under a flat roof.

Internally the building consists of a mix of open plan and cellular office accommodation, WC facilities, kitchen and storage rooms. The specification includes suspended ceilings, carpet covered concrete floors, double glazed windows whilst the property further benefits from a central heating system (oil fired) a security alarm system and CCTV.

Externally to the rear of the site there is a small storage facility and adjoining plant rooms (to include oil tank).

The site extends to approximately 0.27 acres.



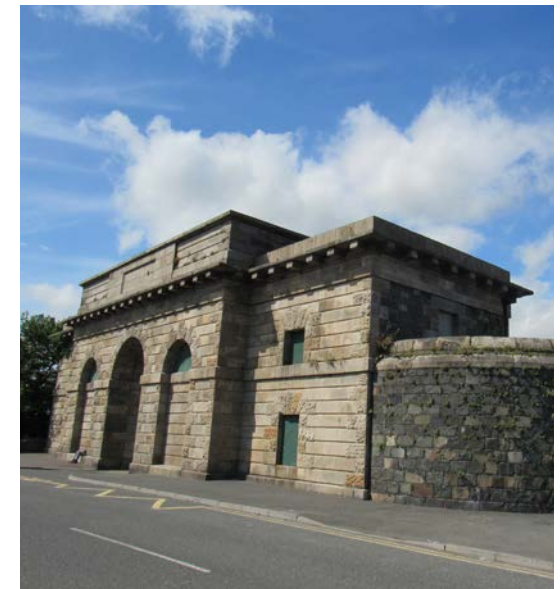
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Accommodation

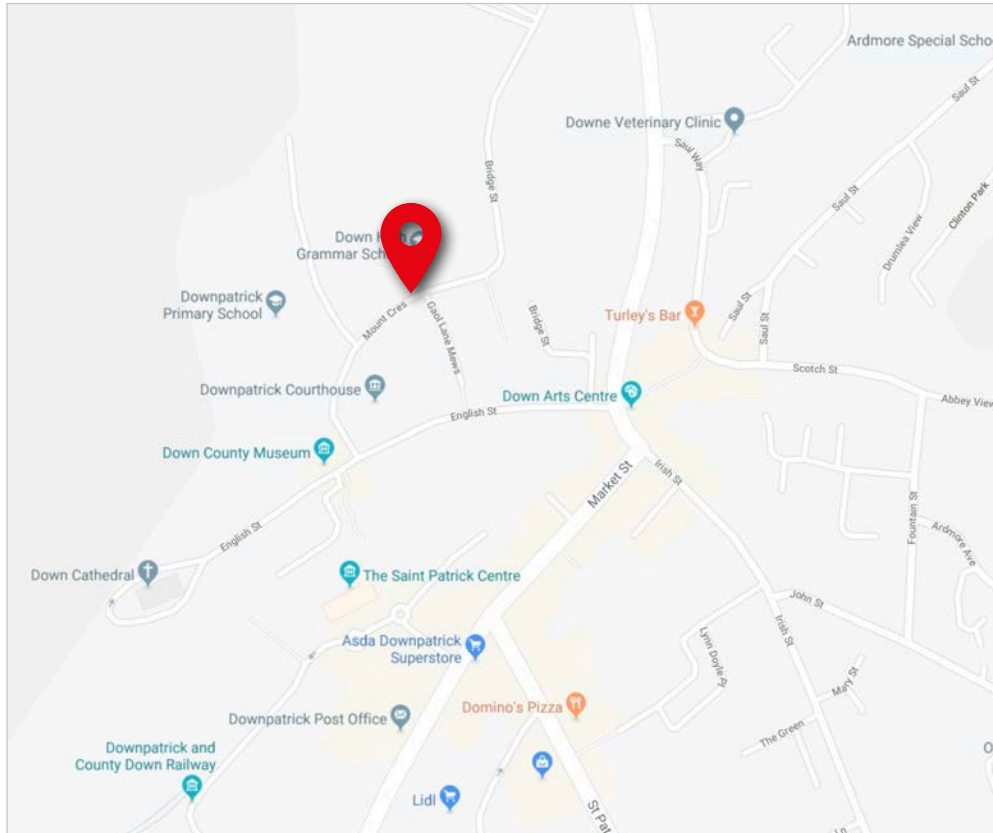
Floor	Description	NIA (Sq M)
Ground	Service delivery	43.09
Ground	Office open plan	22.67
Ground	Staff kitchen	9.87
Ground	Circulation	6.26
Ground	Office open plan	77.36
Ground	Circulation	14.1
Ground	Service delivery	81.7
Ground	Service delivery	19.13
Ground	Store	17.6
Ground	Store	3.72
First	Office open plan	156.75
First	Store	10.21
First	Circulation	4.37
First	Office open plan	16.84
First	Other	11.15
First	Welfare	4.59
First	Circulation	10.93
First	Office open plan	11.8
First	Staff kitchen	31.24
	Total	553.38 (5,956Sq Ft)

Planning

We have reviewed the Ards and Down Area Plan 2015; and understand that the subject property is situated in an area zoned 'white lands' within the 'Town Centre' zone of Downpatrick.







EPC Rating

The property has an Energy Efficiency rating of C68.

A full certificate can be made available upon request.



Asking Price

Offers in the region of £150,000

Title

We understand the property is held on a freehold title.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Contact

James Kearney or Jonah McDowell

028 9050 1501

jkearney@lisney.com

jmcdowell@lisney.com

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 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.