



TO LET

Former 31 Bed Nursing Home of c. 5,166 sq ft (7,500 sq ft GIA) with on site parking suitable for a range of alternative uses to include childcare, offices etc.

Monree Lodge, 1 Monree Road, Donaghcloney, BT66 7LZ

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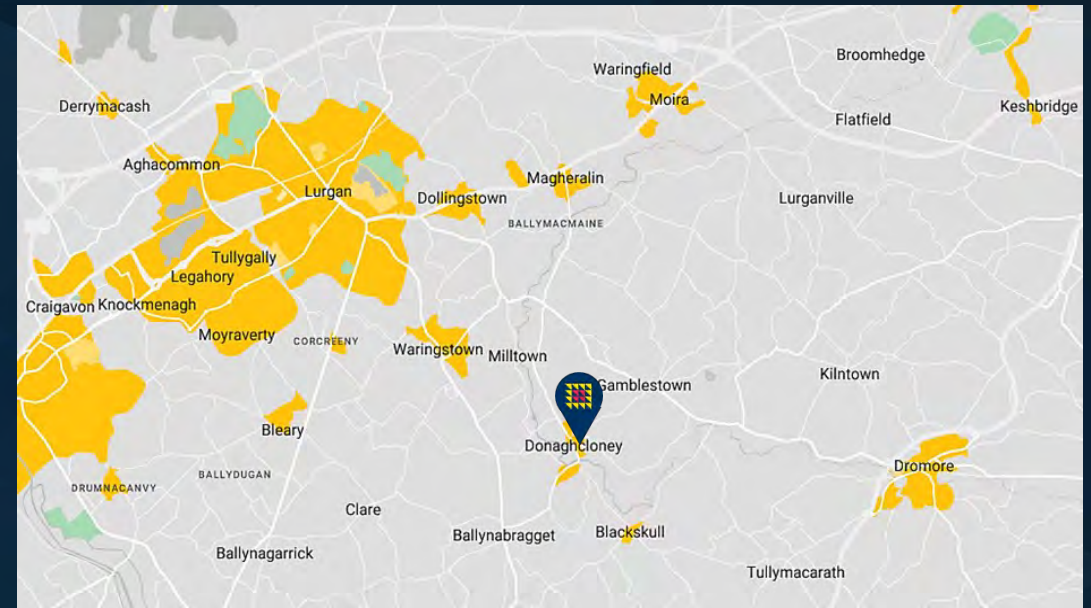
LOCATION / DESCRIPTION

The property is located in the centre of Donaghcloney, a village which lies between Lurgan (c. 5 miles) and Dromore (c. 5 miles) and is c. 5 miles south of Banbridge

The property is a former nursing home with accommodation arranged over two floors. It currently comprises a number of former bedrooms and lounges with kitchen and WC facilities, passenger lift and oil fired heating.

The finishes include carpeted and wood laminate flooring with painted / plastered walls and it benefits from a dedicated entrance and car parking facilities.

Suitable for a wide range of uses to include day-care, offices etc subject to any necessary planning consents.



ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 232 sq m	C. 2,500 sq ft
FIRST FLOOR	C. 248 sq m	C. 2666 sq ft
TOTAL NET INTERNAL AREA	C. 480 sq m	C. 5,166 sq ft
TOTAL GROSS INTERNAL AREA	C. 697 sq m	C. 7,500 sq ft



LEASE DETAILS

- RENT: Offers invited
- TERM/RENT REVIEW: Negotiable, subject to periodic upwards only rent reviews
- REPAIRS: Full repairing and insuring lease
- INCENTIVES: Available towards tenants adaptation works and dependant on length of term etc.





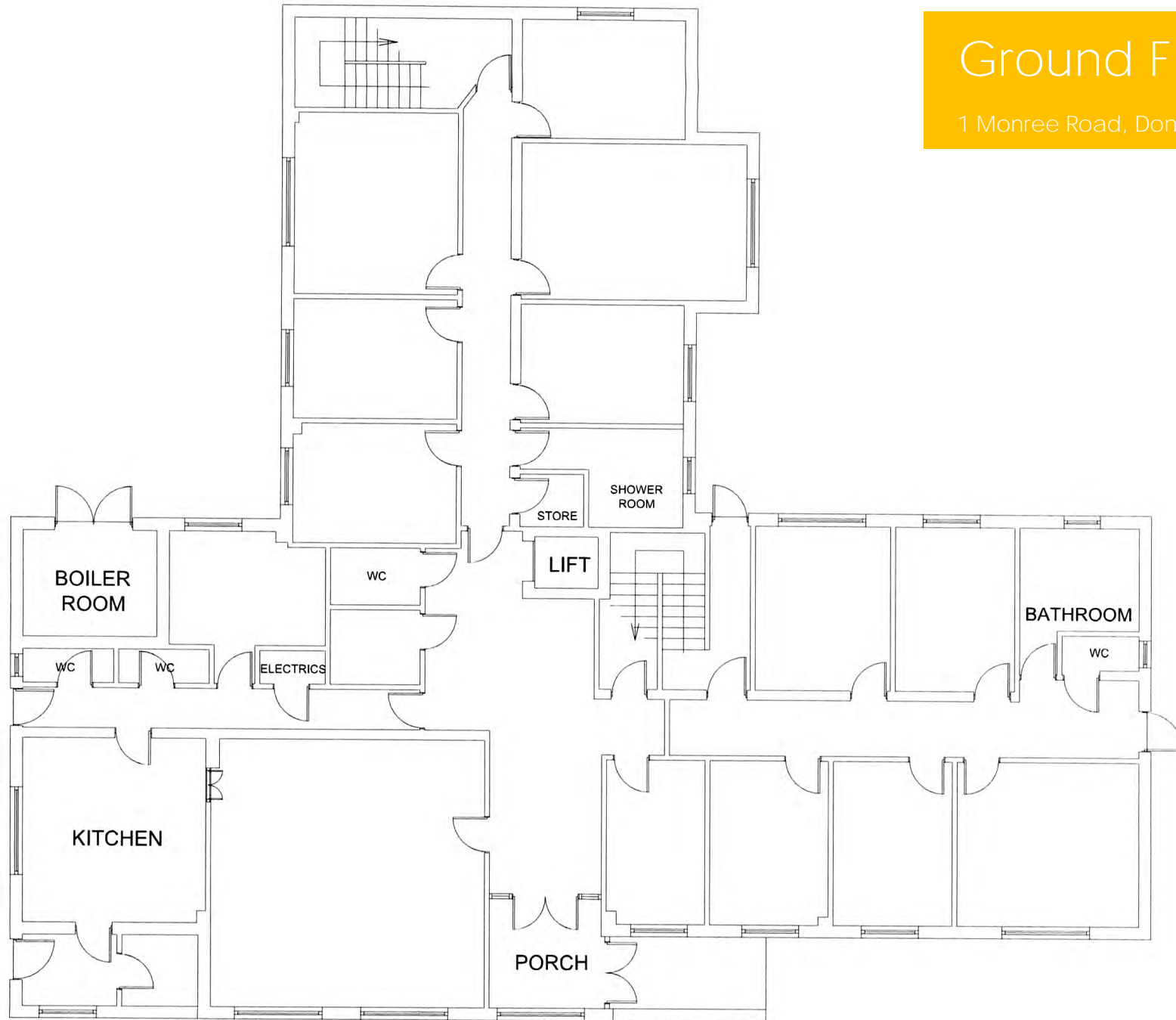
TO LET

FORMER NURSING HOME WITH ON SITE PARKING (SUITABLE FOR A RANGE OF ALTERNATIVE USES TO INCLUDE CHILDCARE, OFFICES ETC)

MONREE LODGE
1 MONREE ROAD
DONAGHCLONEY
BT66 7LZ

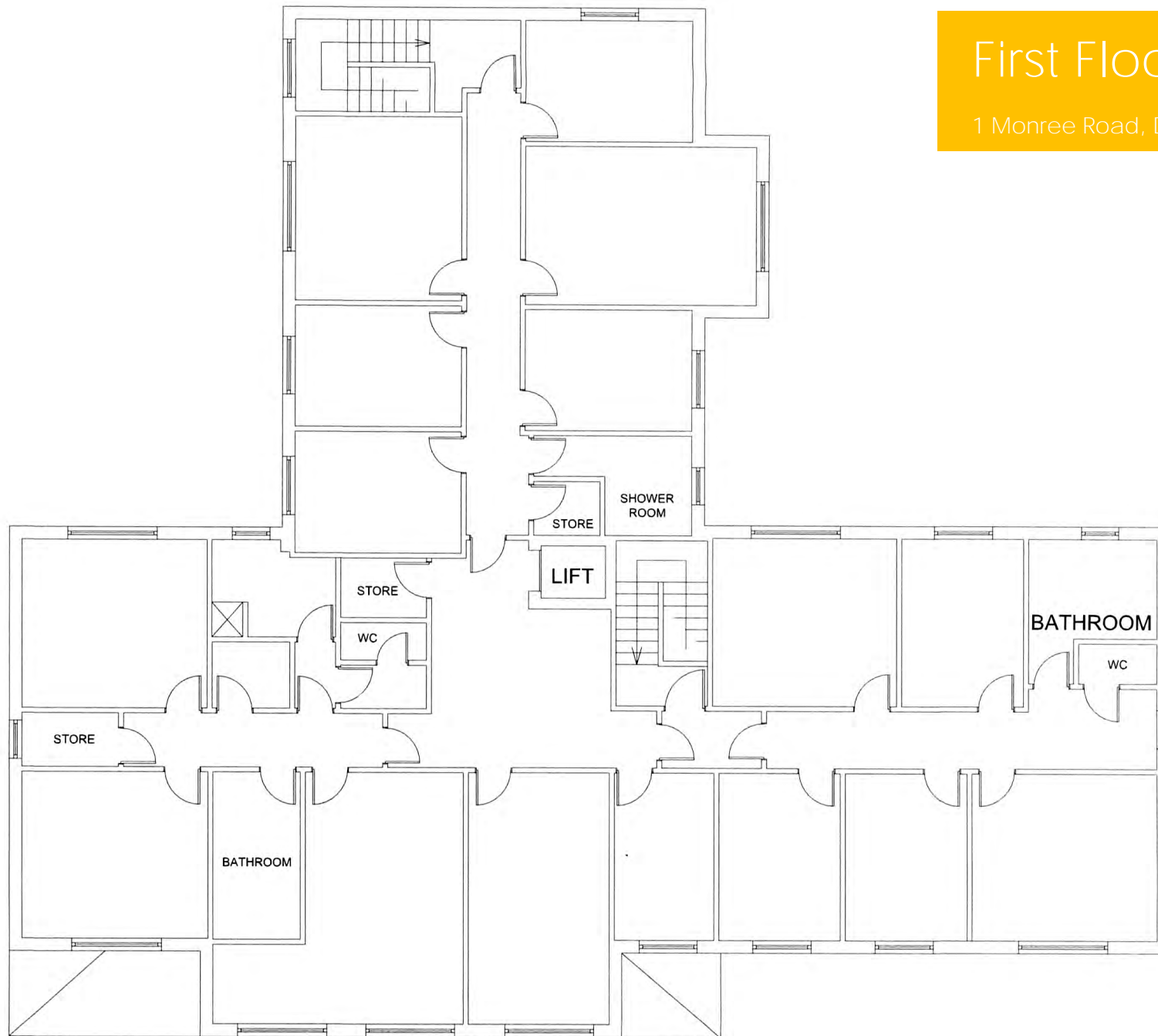
Ground Floor Plan

1 Monree Road, Donaghcloney



First Floor Plan

1 Monree Road, Donaghcloney



RATES

NAV: £27,900.

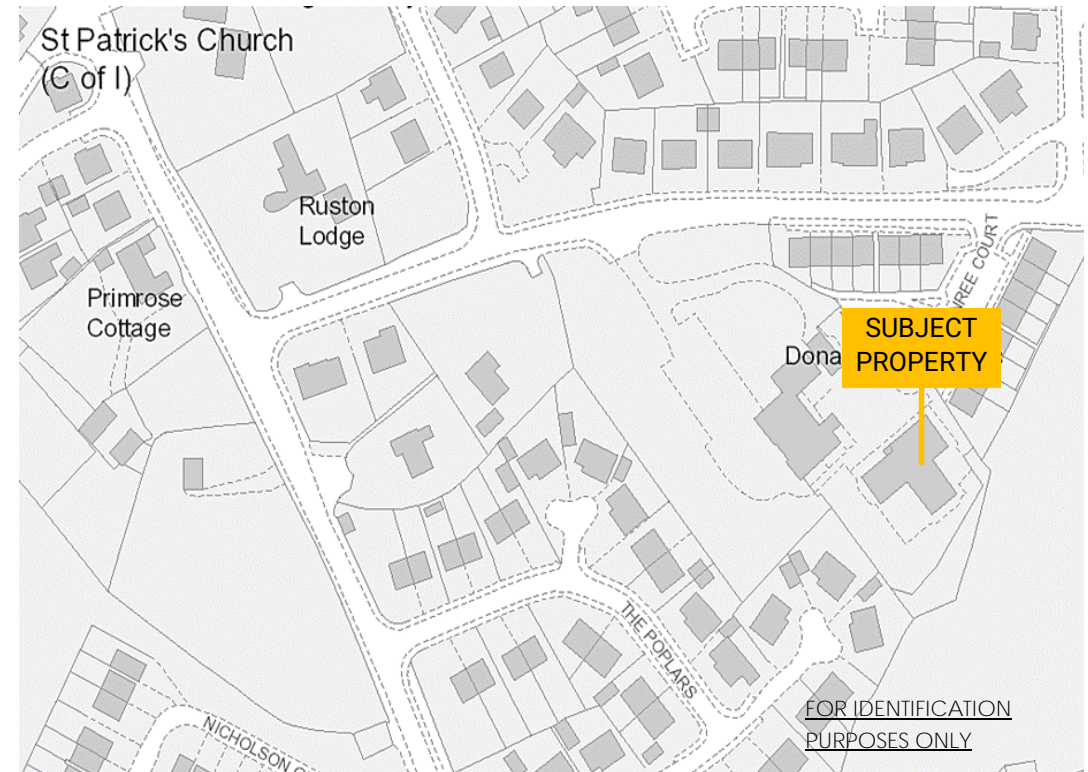
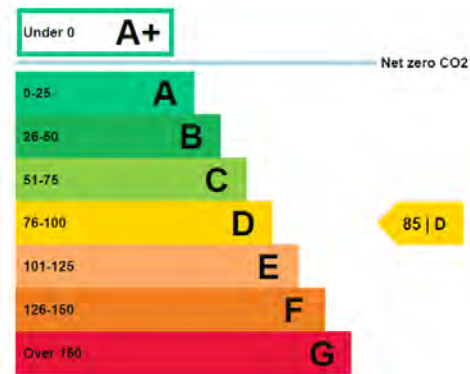
Estimated Rates Payable in accordance with LPS Website: £15,166.64.

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC CERTIFICATE



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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF 9549

CONTACT DETAILS

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OKT

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.