

FOR SALE



On the instructions of Tom Keenan of Keenan CF-
Trustee In Bankruptcy

INVESTMENT PROPERTY

65,67 & 69 Main Street, Castlewellan

- Comprises 2no. lock-up shops, first floor flat, rear garden and outbuildings.
- Prominent location in the centre of Castlewellan.
- Let on an informal basis: current gross rental income of c.£13,000 pa.
- For Sale by Informal Tender, closing date for submission of offers: 12 noon on 18 October 2013.

028 9044 7144



WHELAN

ACCOMMODATION

65 Main Street

Self contained first floor flat with three bedrooms, and access to rear garden area. 947 sqft approx. (88 sqm).

67 Main Street (lock up shop unit)

Sales 450 sqft (41.8 sqm)
Ancillary 201 sqft (18.7 sqm)

69 Main Street (hot food carry out)

Sales 548 sqft (50.9 sqm)
Ancillary 50 sqft (4.6 sqm)

TENNANCIES

65 Main Street

First Floor flat let on an informal basis to Mr and Mrs Warn at £250 pcm.

67 Main Street

Retail unit let to Mr and Mrs Warn t/a Blue Beans on an informal basis at £400 pcm.

69 Main Street

Retail Unit let to Mr Khakbaz and Mr Cheung t/a Fabios Pizza take away. Lease expired and tenant over-holding at a rent of £433.33 pcm.

RATING

65 Main Street £80,000 (capital value)
67 Main Street £ 3,150
69 Main Street £ 3,050

PRICE

Offers in the region of £100,000

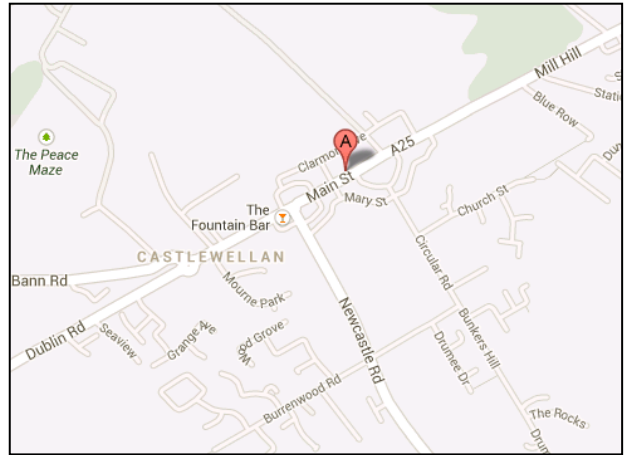
Written offers to be submitted to the offices of Whelan Commercial Limited by 12 noon Friday 18th October 2013 and should state:

1. Name of purchaser
2. Price Offered
3. Any conditions attached to the offer
4. Confirmation of funding or letter of support from bank
5. Solicitor Details

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

LOCATION MAP



VIEWINGS

By appointment through sole agents:-

Whelan Commercial Ltd.
41 Arthur Street, Belfast, BT1 4GB
028 90447144 / email@whelan.co.uk
whelan.co.uk



Energy Performance Certificate

Northern Ireland

<p>Date of assessment: 22 August 2013 Site: 27 Castle Lane Site work number: 27/02254/08/181-4926 Registration number: RES-4-1-181-4926 Assessor's name: CASTLE LANE Assessor's association: STROOD 014 Employer's name: Northern Ireland Energy Rating Agency Ltd Employer's address: 100-102, Castle Road, COUNTY ANTRIM, BT37 0BE Rated party's name: No rated party</p>	<p>Certificate Reference Number: 9851-30388-027-10900-2125</p> <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks to check the building is more appropriate for new buildings and more appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.</p>
--	--

Energy Efficiency Rating

More energy efficient

This is less energy efficient than building is.

Less energy efficient

<p>Technical Information</p> <p>Main heating type and fuel: Boiler and boilers, oil Total floor area: 120 m² Approximate energy use: 42 kwh/m² per year Heating type: Oil Cooling type: Top-floor hot The above is the energy use and CO₂ emissions as per square metre of floor area based on the lowest possible energy use in the building. Heating and lighting systems. The rating can be compared to the benchmark of the average energy use by using the following table for Northern Ireland.</p>	<p>Benchmarks</p> <p>Average for Northern Ireland: 0.67</p>
--	--

Energy Performance Certificate

Northern Ireland

<p>Date of assessment: 27 March 2011 Site: 67 Main Street Site work number: 67/02254/08/181-4926 Registration number: RES-4-1-181-4926 Assessor's name: CASTLE LANE Assessor's association: STROOD 014 Employer's name: Northern Ireland Energy Rating Agency Ltd Employer's address: 100-102, Castle Road, COUNTY ANTRIM, BT37 0BE Rated party's name: No rated party</p>	<p>Certificate Reference Number: 9851-30388-027-10900-2125</p> <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks to check the building is more appropriate for new buildings and more appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.</p>
---	--

Energy Performance Asses Rating

More energy efficient

This is less energy efficient than building is.

Less energy efficient

<p>Technical Information</p> <p>Main heating fuel: Grid Supplied Electricity Building environment: Heating and Non active heating Total useful floor area (m²): 58 Building complete etc: (NCS level): 3 Building emission rate (kgCO₂/m²): 181.69</p>	<p>Benchmarks</p> <p>Building's emission rate is compared to the average for buildings of the same type and use in Northern Ireland.</p> <p>Typical of the existing stock</p>
--	--

Energy Performance Certificate

Northern Ireland

<p>Date of assessment: 27 March 2011 Site: 67 Main Street Site work number: 67/02254/08/181-4926 Registration number: RES-4-1-181-4926 Assessor's name: CASTLE LANE Assessor's association: STROOD 014 Employer's name: Northern Ireland Energy Rating Agency Ltd Employer's address: 100-102, Castle Road, COUNTY ANTRIM, BT37 0BE Rated party's name: No rated party</p>	<p>Certificate Reference Number: 9851-30388-027-10900-2125</p> <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks to check the building is more appropriate for new buildings and more appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.</p>
---	--

Energy Performance Asses Rating

More energy efficient

This is less energy efficient than building is.

Less energy efficient

<p>Technical Information</p> <p>Main heating fuel: Grid Supplied Electricity Building environment: Heating and Non active heating Total useful floor area (m²): 57 Building complete etc: (NCS level): 3 Building emission rate (kgCO₂/m²): 421.08</p>	<p>Benchmarks</p> <p>Building's emission rate is compared to the average for buildings of the same type and use in Northern Ireland.</p> <p>Typical of the existing stock</p>
--	--