

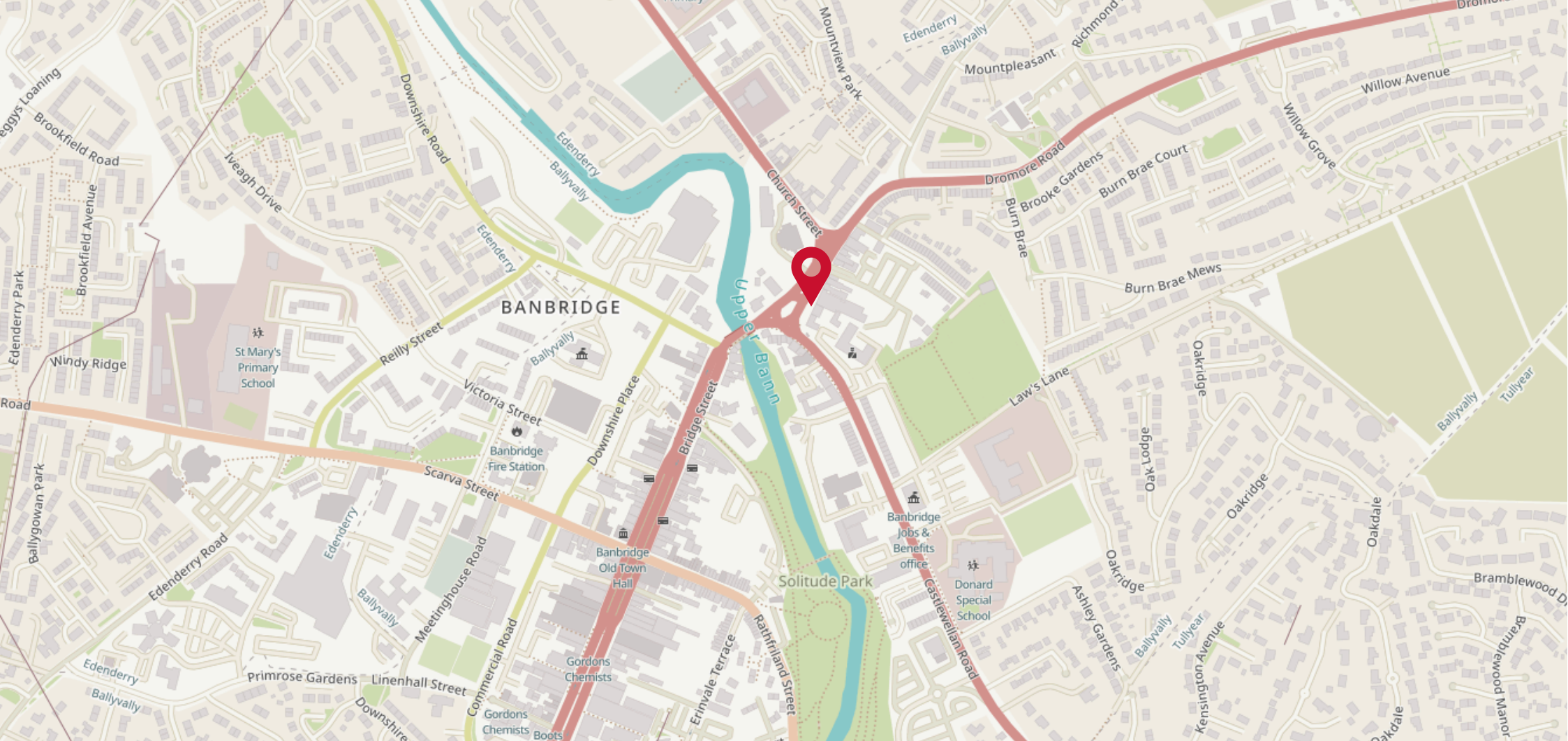
FOR SALE

**Lambert
Smith
Hampton**



**Avonmore House, 15 Church
Square, Banbridge, BT32 4AP**

**Highly Prominent Multi-Tenanted Landmark Office
Building Extending to Approx. 3,245 Sq. Ft. NIA
Producing an Annual Income of £45,360 Per Annum**



LOCATION

Banbridge is situated in the north west of County Down and is strategically located on the A1 dual carriageway between the Belfast to Dublin transport corridor. It is approx. 26 miles south of Belfast and 13 miles north of Newry, with Dublin located 75 miles to the south. Banbridge is also located in close proximity to various other locations including the towns of Dromore and Hillsborough within a 12 mile radius.

The subject property is located in Church Square just south of Bridge Street, the prime retail pitch in the town centre of Banbridge. The road benefits from good communication links via public transport with Banbridge Bus Station located within close proximity. Church Square Car-Park offers an abundance of free off-street parking and is located less than a minute walk from the property.

Nearby occupiers include Mortgage Advice Bureau Banbridge, John McBurney Solicitors, Studio A1 Interior Design, and Select Insurance Brokers

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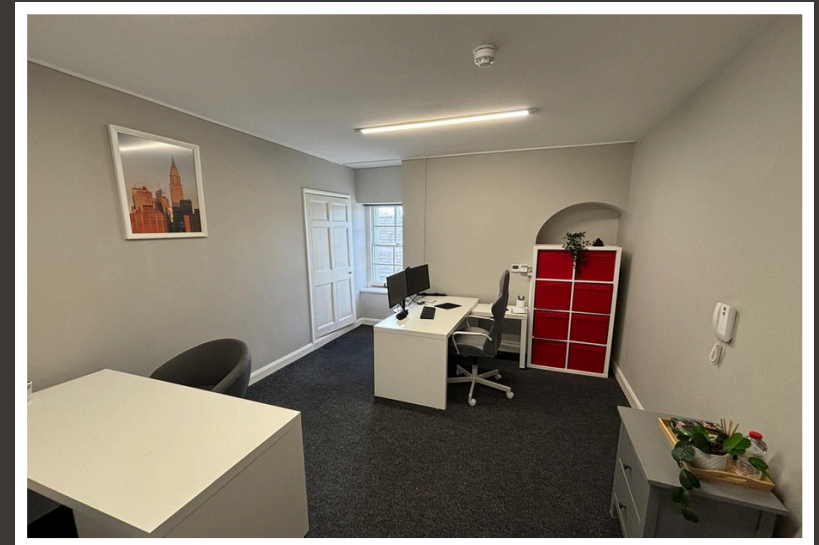


DESCRIPTION

Avonmore House comprises a three-storey mid terrace building on Church Square and was built around 1791. The historical building was the family home of explorer Captain Francis Crozier, whose monument stands to the front of the building. Crozier made six major journeys to the Arctic and Antarctic during the 19th century and disappeared 170 years ago in a hazardous search to find the North West Passage.

The subject property extends to a net internal area of approximately 301.47 sq. m. (3,245 sq. ft.) and is currently comprised of 13 individual office suites, producing a total rental income of £45,360 per annum. Each suite benefits from an integrated intercom and access system, allowing for remote door entrance. Externally, the property retains many of the original period features, whilst internally has recently undergone light refurbishment works. The basement, ground and first floors are finished to include plastered and painted walls, a mixture of carpeted/vinyl and wooden flooring, gas fired central heating, double glazed PVC windows, and flourescent strip lighting. The property also benefits from the provision of W.C. and kitchen facilities.

The property is suitable for a variety of uses, subject to the relevant statutory approvals.

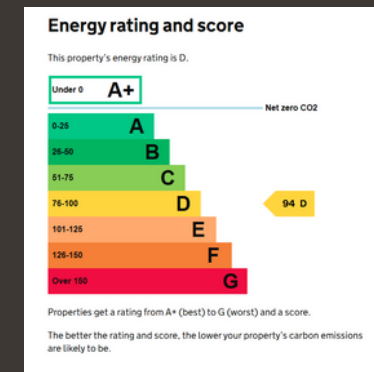


Suite 6



ENERGY PERFORMANCE CERTIFICATE

The Property benefits from an EPC rating of D94.



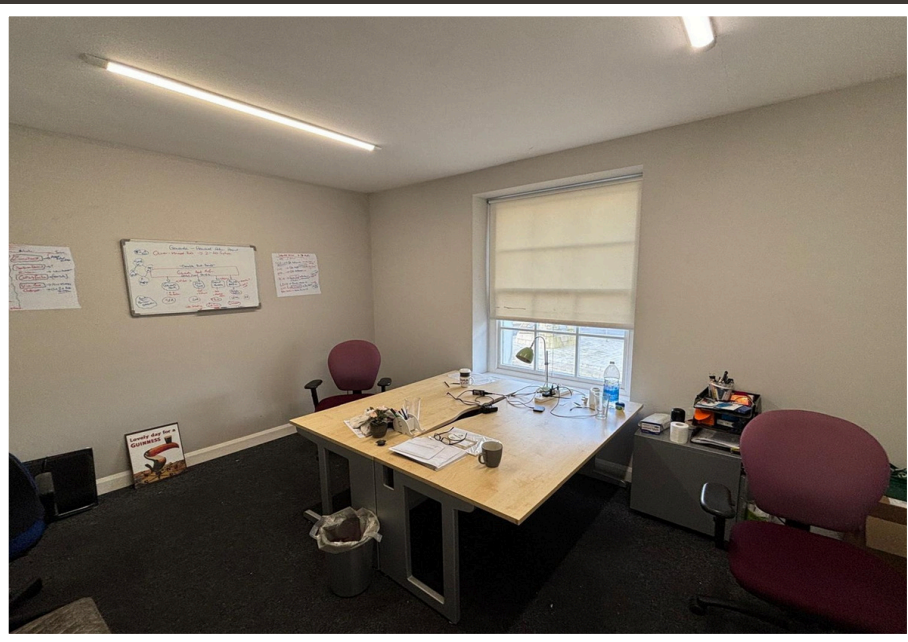


Suite 2



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Suite 9



Suite 7



Suite 10



SCHEDULE OF ACCOMMODATION

Suite	Tenant	Sq. Ft.	Sq. M.
Suite 1	Private Individual	161	14.96
Suite 2	Private Individual	464	43.11
Suite 3	Private Individual	130	12.08
Suite 4	Private Individual	359	33.35
Suite 4A	Private Individual	97	9.01
Suite 5	Lafayette Photography (NI) Ltd	321	29.82
Suite 6	Exin Facets Ltd	159	14.77
Suite 7	Private Individual	149	13.84
Suite 8	Private Individual	258	23.97
Suite 9	Private Individual	245	22.76
Suite 10	Private Individual	322	29.91
Suite 11	Private Individual	202	18.77
Suite 12	Modulus Financial Planning Ltd	378	35.12
Total		3,245	301.47

TENANCY INFORMATION

Suite	Tenant	Status	Annual Rent	Lease Expiry
Suite 1	Private Individual	Let	£2,340	04.08.2026
Suite 2	Private Individual	Let	£6,000	Overholding
Suite 3	Private Individual	Let	£2,220	10.09.2026
Suite 4	Private Individual	Let	£4,440	Overholding
Suite 4A	Private Individual	Let	£3,000	12.10.2026
Suite 5	Lafayette Photography (NI) Ltd	Let	£4,800	Overholding
Suite 6	Exin Facets Ltd	Let	£3,360	Overholding
Suite 7	Private Individual	Let	£3,180	03.08.2026
Suite 8	Private Individual	Let	£4,020	20.07.2026
Suite 9	Private Individual	Let	£3,120	Overholding
Suite 10	Private Individual	Let	£3,000	13.10.2026
Suite 11	Private Individual	Let	£2,340	26.10.2026
Suite 12	Modulus Financial Planning Ltd	Let	£3,540	Rolling Lease Agreement
Total			£45,360 P.A.	





For Further Information

CONTACT

Kyle Abernethy

M 07429 777911

T 02890 327954

E kabernethy@lsh.ie

Phil Lennon

M 07345 463032

T 02890 327954

E plennon@lsh.ie

RATEABLE VALUE

We have been advised by Land and Property Services of the following for the year 2025/26:

	NAV	Rates Payable
Suite 1	£550.00	£335.48
Suite 2	£1,150.00	£701.46
Suite 3	£790.00	£481.88
Suite 4	£2,900.00	£1,768.91
Suite 5	TBC	TBC
Suite 6	£1,050.00	£640.47
Suite 7	£1,000.00	£609.97
Suite 8	£1,650.00	£1,006.45
Suite 9	£1,450.00	£884.46
Suite 10	£1,000.00	£609.97
Suite 11	£690.00	£414.78
Suite 12	£1,350.00	£823.46
Total	£13,580.00	£8,277.28

The non-domestic rate in the pound for the Armagh City, Banbridge & Craigavon Council area for the rating year 2025/26 is £0.609969.

TITLE

We have been advised that the property is held by way of freehold title.

VALUE ADDED TAX

We have been advised that the subject property is not opted for tax. All prospective purchasers are advised to undertake their own enquiries with regards to VAT.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

ASKING PRICE

We are instructed to seek offers in the region of **£400,000**, subject to contract and exclusive of VAT equating to a gross yield of 11.34%.

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Hampton**

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