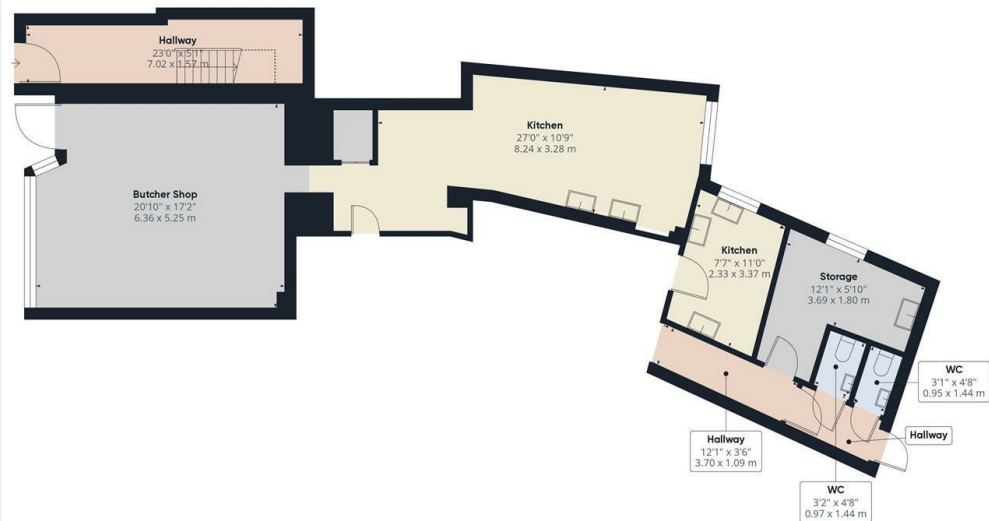




## 35 & 35a - 35c Upper English Street, Armagh, County Armagh, Offers In The Region Of £260,000

- Excellent Investment Opportunity
- The Subject Premises Comprises Three Fully Let Apartments & a Butchers
- Potential Rental income of £31,440 Per Annum
- Potentially 11% Gross Yield
- Prominent Location within Town Centre

**Hannath**



Approximate total area<sup>(1)</sup>  
1073.03 ft<sup>2</sup>  
99.69 m<sup>2</sup>

Reduced headroom  
18.61 ft<sup>2</sup>  
1.73 m<sup>2</sup>

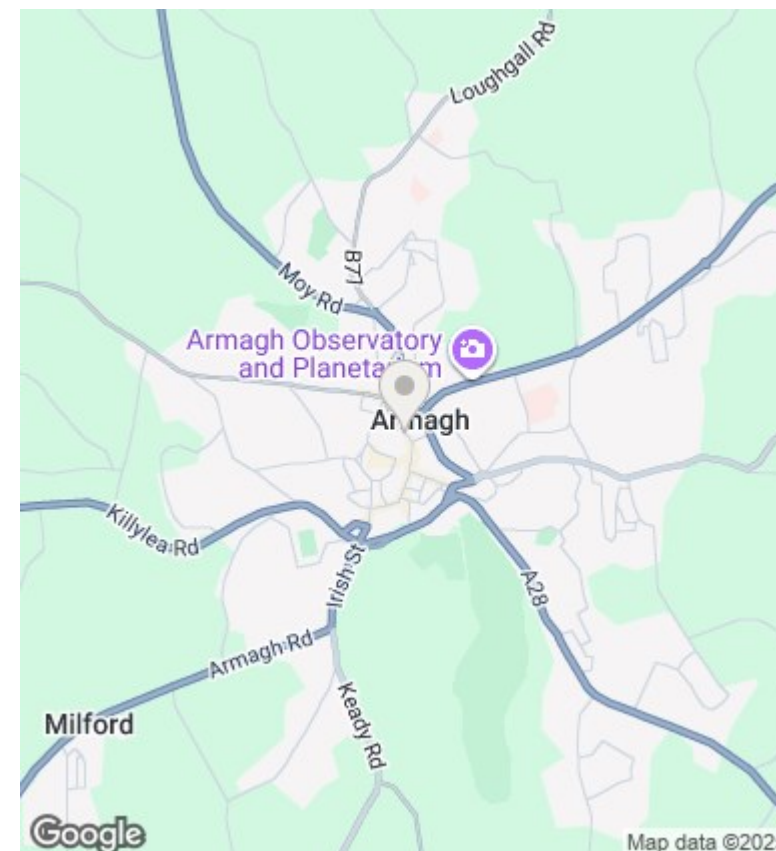
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor



## Directions

Located on Upper English Street, Armagh.

## Viewings

Viewings by arrangement only. Call 02838 399911 to make an appointment.

## Council Tax Band

Northern Ireland

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	