

To Let Retail Premises
60-62 Newry Street, Banbridge



To Let Retail Premises

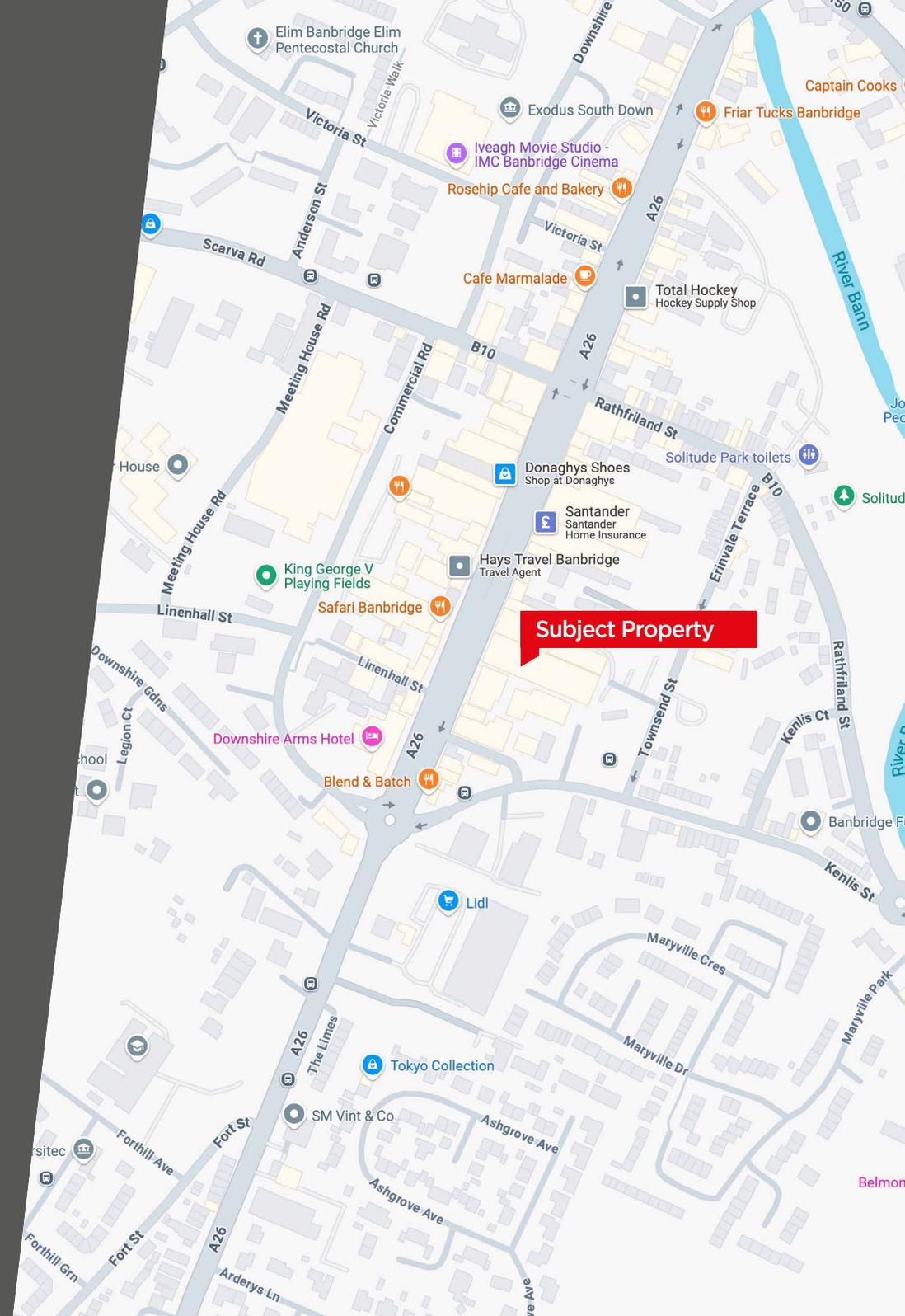
60-62 Newry Street, Banbridge

Summary

- Highly prominent retail premises situated in the Heart of Banbridge town centre.
- Situated c.100 meters from Banbridge Bus station which serves the town.
- This unit offers flexibility to be subdivided to meet specific requirements of an incoming tenant with unit sizes available from 3-5,000 sq ft.
- Neighbouring retailers include Superdrug, New Look, Specsavers and Lidl.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

The property is located in Banbridge, County Down, a key provincial town in Northern Ireland on the Belfast to Dublin corridor located around 13 miles from Newry and approximately 25 miles south-west of Belfast City centre. Banbridge is well served by an extensive road network via the A1 dual carriageway and associated rail and bus links.



To Let Retail Premises

60-62 Newry Street, Banbridge

Description

The property has a highly visible glazed shop frontage with electric roller shutters, suspended ceiling, and carpeted flooring. There is ample on-street parking as well as numerous pay and display carparks within a short walking distance.

Accommodation

This unit offers flexibility to be subdivided to meet specific requirements of an incoming tenant with unit sizes available from 3-5,000 sq ft.

Rates

To be assessed

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £6.75 per square foot.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include agents management fee.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Neil Mellon

07957 388147

nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or 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 any intending purchasers or tenants 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.