

y Shop

028 3752 8913

 Santander

TO LET

VIA LEASE ASSIGNMENT – BASEMENT, GROUND & FIRST FLOOR UNIT –
2,029 SQ FT
19 UPPER ENGLISH STREET, ARMAGH, BT61 7HG

Colliers



LOCATION

The subject is situated on the corner of Upper English Street and Russell Street in Armagh city centre, with a return frontage onto the latter parade. There is adequate parking in the city centre with a large, surfaced car park situated behind The Mall.

The subject comprises a 3 storey end terrace ground floor bank with first floor and basement offices.

ACCOMMODATION

The property is arranged over basement, ground and first floor and comprises the following approximate net internal floor areas:

Basement: 607 sq ft

Ground Floor: 1,016 sq ft

First Floor: 406 sq ft

TENURE

The property is available via a lease expiring 28 May 2028.

Passing rent is £10,000 p.a. ex. There is a tenant only break option in year 3 of the lease, or 21 May 2026.



RATEABLE VALUE

We have been advised by LPS that the premises are assessed for rating purposes as follows:

Net Annual Value	£12,800
Poundage (2025/26)	£0.60p
Rates Payable	£7,690

EPC

An EPC Certificate is available on request.

COSTS

Each Party is to be responsible for their own professional costs incurred in the transaction.

VAT

All prices quoted are exclusive of and may be subject to VAT.

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of has any authority to make any representation or warranty whatsoever in relation to this property. Colliers is the licensed trading name of Colliers Belfast Limited. Company Registered in Northern Ireland No. NI 614836 Registered Office: 25 Talbot Street, Belfast, BT1 2LD. OCTOBER 2020



FURTHER INFORMATION

All enquiries and viewings are to be made strictly through the sole agent Colliers.

For further information or to arrange an inspection of the property, please contact:

David Hughes

Tel: +44 7484 050 663

Email: david.hughes@colliers.com

