



TO LET

VIA LEASE ASSIGNMENT – GROUND FLOOR UNIT - 1,016 SQ FT
UNIT 7, THE MARKET HOUSE, 49-51 MARKET STREET, DOWNPATRICK, BT30 6LR





LOCATION

The subject is located in Downpatrick town centre, in a prominent corner position fronting Market Street and Market Square.

Nearby occupiers include Subway, Card Factory, Specsavers, Poundland.

ACCOMMODATION

The property is arranged over ground floor only, with a dual frontage and comprises the following approximate net internal floor area:

Ground Floor: 1,016 sq ft

TENURE

The property is available via a lease expiring 21st September 2027.

Passing rent is £18,500 p.a. ex.

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

Energy performance certificate (EPC)																			
Unit 07 49 - 51 Market Street DOWNPATRICK BT30 6LR	<table border="1"> <tr> <th>Energy rating</th> <th>Valid until:</th> </tr> <tr> <td rowspan="2">D</td> <td>25 March 2034</td> </tr> <tr> <td>Certificate number: 3578-7909-4404-2470-3074</td> </tr> </table>	Energy rating	Valid until:	D	25 March 2034	Certificate number: 3578-7909-4404-2470-3074													
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Property type	B1 Offices and Workshop businesses																		
Total floor area	61 square metres																		
Energy rating and score																			
Properties get a rating from A+ (best) to G (worst) and a score.																			
This property's energy rating is D.																			
The better the rating and score, the lower your property's carbon emissions are likely to be.																			
<p>The figure shows a horizontal bar chart representing the energy rating scale from A+ (best) to G (worst). The scale is divided into color-coded bands: A+ (dark green, 0-25), A (medium green, 26-50), B (light green, 51-75), C (yellow-green, 76-100), D (yellow, 101-125), E (orange, 126-150), F (light orange, 151-175), and G (red, 176-200). A vertical line indicates the property's rating of D, which corresponds to a score of 92. A yellow arrow points to the '92 D' label on the D band. A blue line at the top right indicates the 'Net zero CO2' target.</p> <table border="1"> <thead> <tr> <th>Rating</th> <th>Score Range</th> </tr> </thead> <tbody> <tr> <td>A+</td> <td>0-25</td> </tr> <tr> <td>A</td> <td>26-50</td> </tr> <tr> <td>B</td> <td>51-75</td> </tr> <tr> <td>C</td> <td>76-100</td> </tr> <tr> <td>D</td> <td>101-125</td> </tr> <tr> <td>E</td> <td>126-150</td> </tr> <tr> <td>F</td> <td>151-175</td> </tr> <tr> <td>G</td> <td>176-200</td> </tr> </tbody> </table>		Rating	Score Range	A+	0-25	A	26-50	B	51-75	C	76-100	D	101-125	E	126-150	F	151-175	G	176-200
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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

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:

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Email: david.hughes@colliers.com



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