



Instinctive
Excellence
in Property.

To Let

Former Bank Premises
(Suitable for a variety of uses STPP)
c. 4,569 sq ft (c. 424.46 sq m)

58-60 Market Street
Downpatrick
BT30 6LX

COMMERCIAL



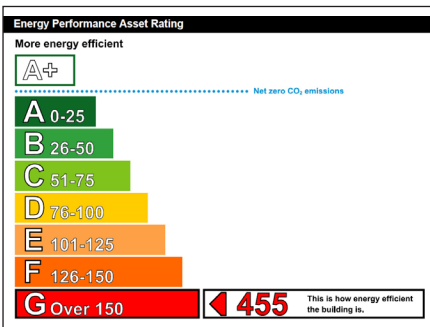
To Let

Former Bank Premises c. 4,569 sq ft (c. 424.46 sq m)

58-60 Market Street
Downpatrick
BT30 6LX

COMMERCIAL

EPC



Location

Downpatrick is located approximately 22 miles south east of Belfast, 10 miles from Ballynahinch and 12 miles from Newcastle.

The property is located on a prime corner site at the junction of Market Street and St. Patricks Avenue and is in close proximity to the Grove Shopping Centre and Market House.

Neighbouring occupiers include Danske Bank, Boots and Card Factory.

Description

The property comprises a traditional two storey building constructed c. 1934. The building is of brick construction with feature stone insets at the main entrance doors. It has a series of adjoining pitched and slated roof sections with the exception of a single storey section which has a flat concrete roof with an asphalt finish. Parking is potentially available by way of agreement with the landlord.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
GROUND FLOOR		
Banking Hall	1,416	131.55
Private Offices x 4	641	59.55
Strong Room	227	21.08
Stationery Store	188	17.47
FIRST FLOOR		
Work Space	1,063	98.75
Stores x 3	679	63.08
Book Room	163	15.14
Staff Room	192	17.84
Total Net Internal Area	4,569	424.46

Rates

We have been advised by the Land and Property Services of the following rating information:

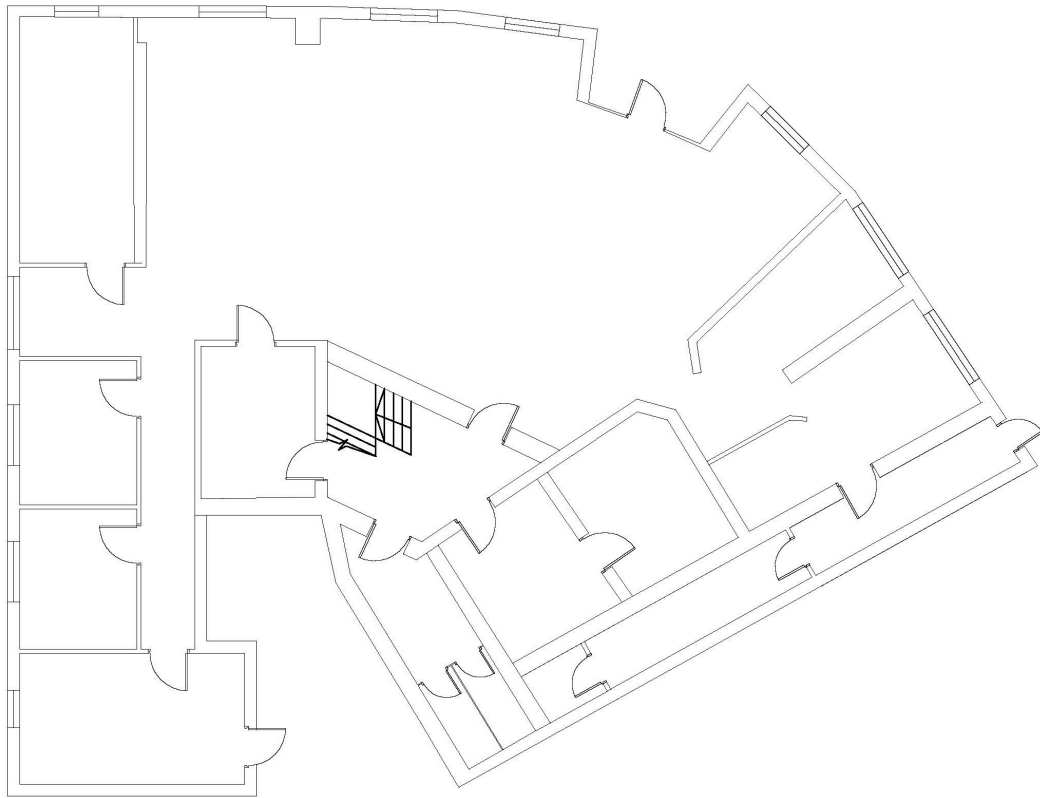
Net Annual Value:	£32,300
Rate in the £ for 2022/2023:	£0.523633
Estimated Rates Payable:	£16,913.35

Lease Terms

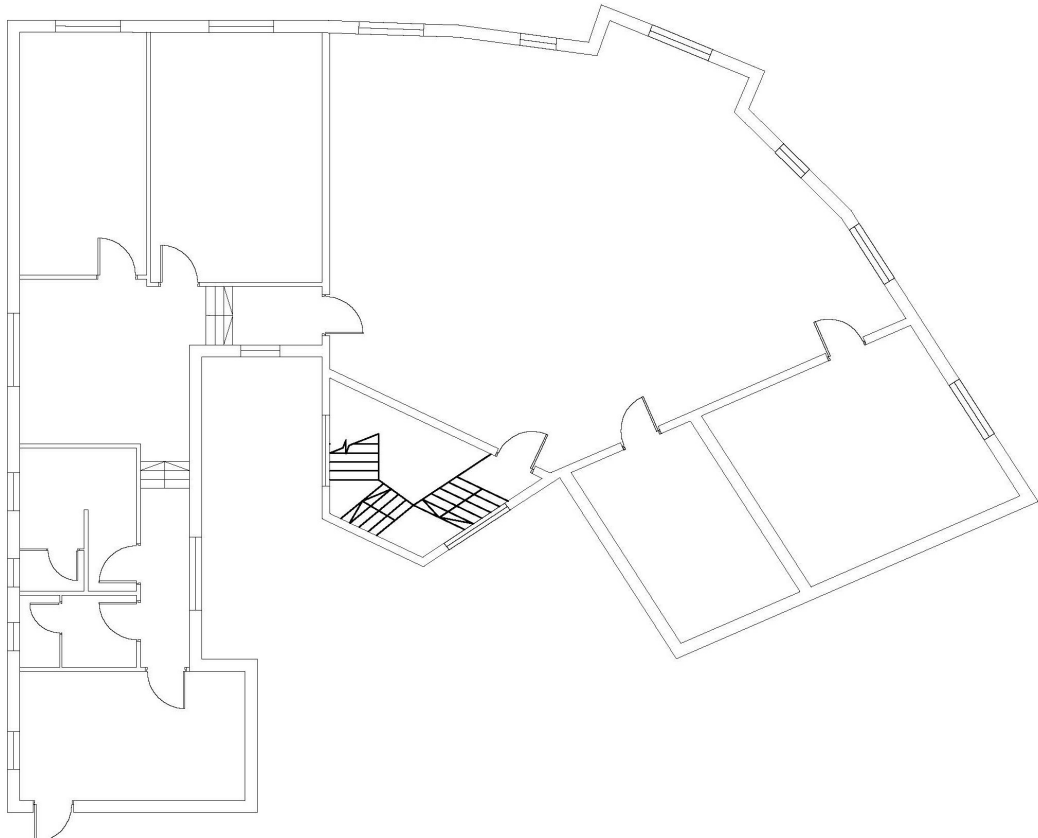
Term:	10 years
Rent:	On application
Repairs:	Full repairing lease
Insurance:	Tenants to reimburse landlord for insurance premium

VAT

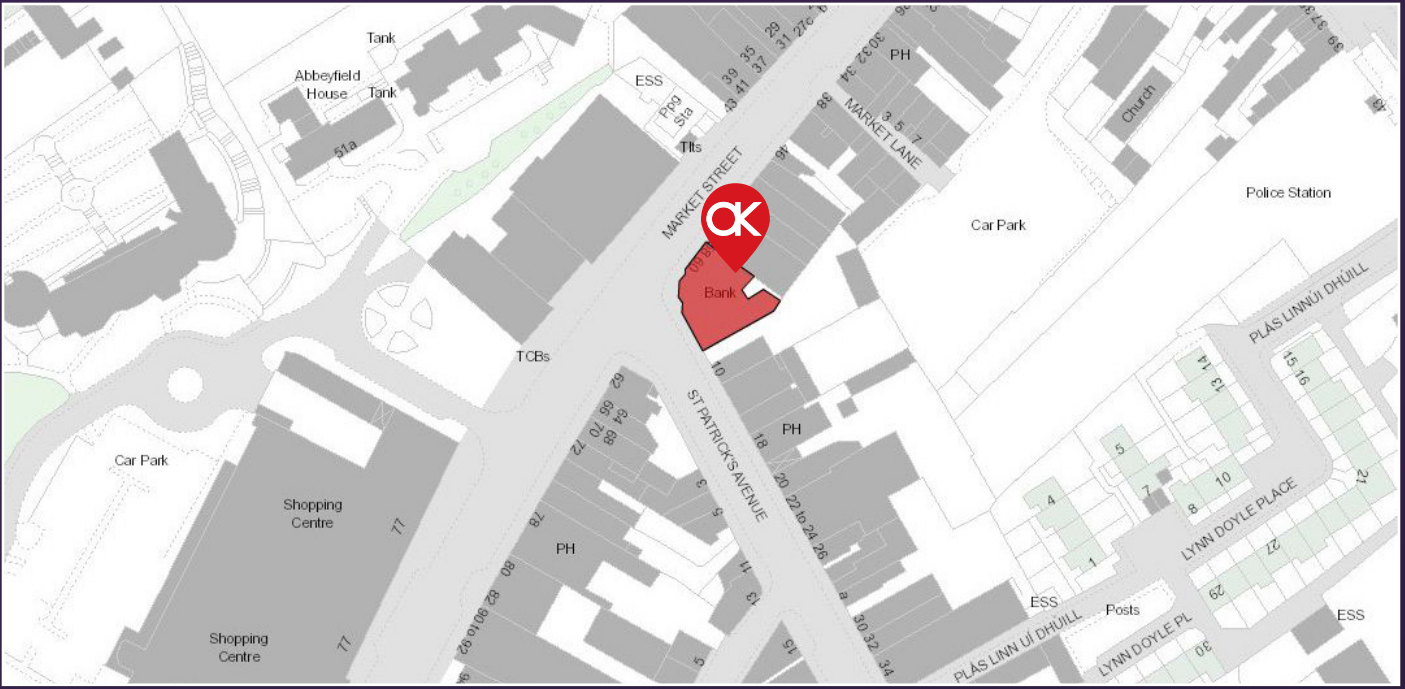
All prices, rentals and outgoings are quoted exclusive of VAT.



Ground Floor Layout
Scale: NTS



First Floor Layout
Scale: NTS



RICHARD McCAIG: 📞 028 9027 0034 📠 079 0352 5280 ✉️ richard.mccaig@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD
 📞 028 9027 0000 ✉️ property@osborneking.com 🌐 www.osborneking.com 📱 📺 📷

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukxi/2017/692/made>). 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 Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.