

**ALEXANDER
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CHARTERED SURVEYORS

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CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

TO LET

FORMER BANK PREMISES

(Suitable for a variety of uses subject to planning permission)

c. 4,569 sq ft to c.424.46 sq m

58 – 60 MARKET STREET, DOWNPATRICK, BT30 6LX



Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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

GROUND FLOOR	SQ FT	SQ M
Banking Hall	1,416	131.55
Private Offices (4)	641	59.55
Strong Room	227	21.08
Stationary Store	188	17.47
Work Space	1,063	98.75
Stores (3)	679	63.08
Book Room	163	15.14
Staff Room	192	17.84
TOTAL NIA	4,569	424.46

Lease Details

Lease: 10 year lease full repairing

Insurance: Tenant to reimburse landlord for insurance premium

Rates

**We have been advised by the Land and Property Services of the following: - NAV -
£34,000**

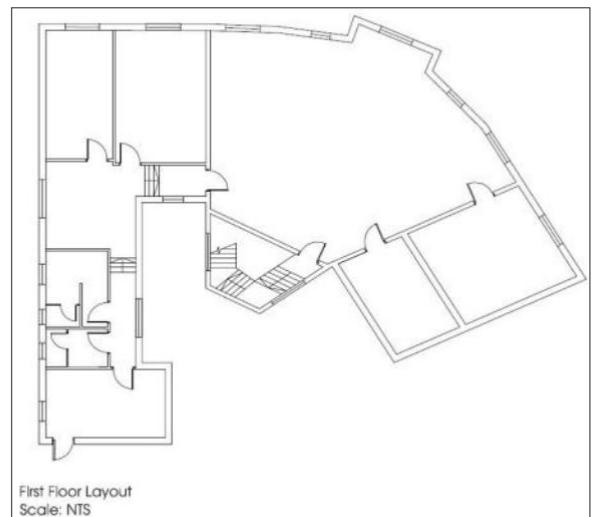
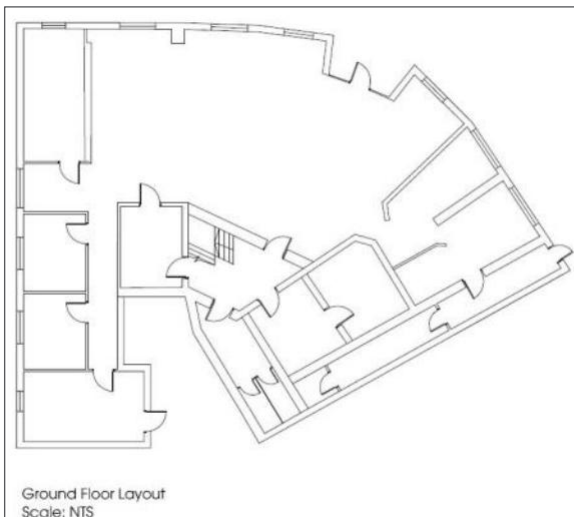
Non-Domestic Rate in £ - £0.54795

Estimated Rates Payable - £18,630

VAT

All prices quoted are exclusive of but may be liable to VAT.

EPC - G455



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