



UNIT 2, 70 - 78 NEWRY STREET, BANBRIDGE, BT32 3HA



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.
- Spacious open plan shop floor and first floor storage accommodation extending to c. 3,198 sq ft
- Neighbouring retailers include Ground Espresso, Iceland, Superdrug, O2, New Look, Specsavers and House Proud.
 - Suitable for a variety of uses subject to any necessary planning consents

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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. Banbridge has a district population in the region of 48,339 persons (2011 Census).

Description

The property is situated in an extremely prominent and convenient location in the centre of the town fronting directly onto Newry Street, Banbridge's primary retailing pitch benefitting from high volumes of vehicular traffic and pedestrian footfall.

The property comprises an open plan retail premises in excellent condition with a glazed double shop frontage and electric roller shutters. Fitted to include a suspended ceiling with spot lighting and air conditioning.

Accommodation

The approximate Net Internal Areas are as follows:-

Ground Floor

Retail Area	2,439 sq.ft	(226.58 sq.m)
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First Floor

Ancillary / Storage	759 sq.ft	(70.49 sq.m)
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Total	3,198 sq.ft	(297.07 sq.m)
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Lease

Length of lease by negotiation.

Rent

£35,000 per annum.

Rates

NAV: £31,400.00

Rate in £ (2019/2020): 0.600984

Rates Payable: £18,870.90 per annum

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

Service Charge

The tenant to be responsible for payment of a service charge in connection with the landlord's outgoings to include the upkeep, maintenance and repair of the exterior of the building and agent's management fees.

Insurance

Tenant responsible for repayment of Landlord's insurance premium.

VAT

All figures, rents and outgoings quoted are exclusive of and may be liable to VAT.

Viewing

Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

T: 028 9023 3111

E: mail@frazerkidd.co.uk

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EPC



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