



To Let

Prime Café/Restaurant Units c.1,415 - 2,700 sq. ft.  
Omni Park Downpatrick

**tdk** | Property

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- **Highly prominent café/restaurant units**
- **Abundant free on-site car parking**
- **High level of passing pedestrian footfall and vehicular traffic**

#### LOCATION

Downpatrick is a large commuter town with a population of c.10,800 people. It is located 21 miles from Belfast and is the county town of County Down. The town is the joint headquarters of Newry Mourne and Down District Council.

Omni Park, Downpatrick is anchored by the newly refurbished state of the art 9 screen Omniplex cinema and recently opened Dakota Bobs restaurant.

The complex further benefits from a car park providing free parking for over 200 cars.

#### Description

Unit 1 is located between the main cinema entrance and Dakota Bobs with with excellent frontage onto the car park. It will be handed over in a developer's shell specification with services brought to distribution points. The benefits from a large glass frontage with dedicated own door access.

Unit 5 is located to the right-hand side of the cinema entrance and benefits from previous tenants partial fit out. The unit also has additional access in the cinema lobby and excellent frontage to the main car park.

#### ACCOMODATION

Ground Floor	Unit 1	1,415 sq. ft.	(131 sq. m)
Ground Floor	Unit 5	2,700 sq. ft.	(251 sq. m)

#### LEASE DETAILS

Rent:	Unit 1 £25,000 pa Unit 5 £47,500 pa
Term:	New 10-year term effectively FRI lease with 5 yearly rent reviews.
Service Charge:	£1.05 per sq. ft.
Insurance:	Tenant to reimburse



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## RATEABLE VALUE

Unit 1 To Be Assessed

Unit 5 £20,000

## RATES PAYABLE

Unit 1 To Be Assessed

Unit 5 £11,037

## EPC

Unit 1 B - 46

Unit 5 C - 70

## VAT

Prices quoted are exclusive but may be liable to VAT.

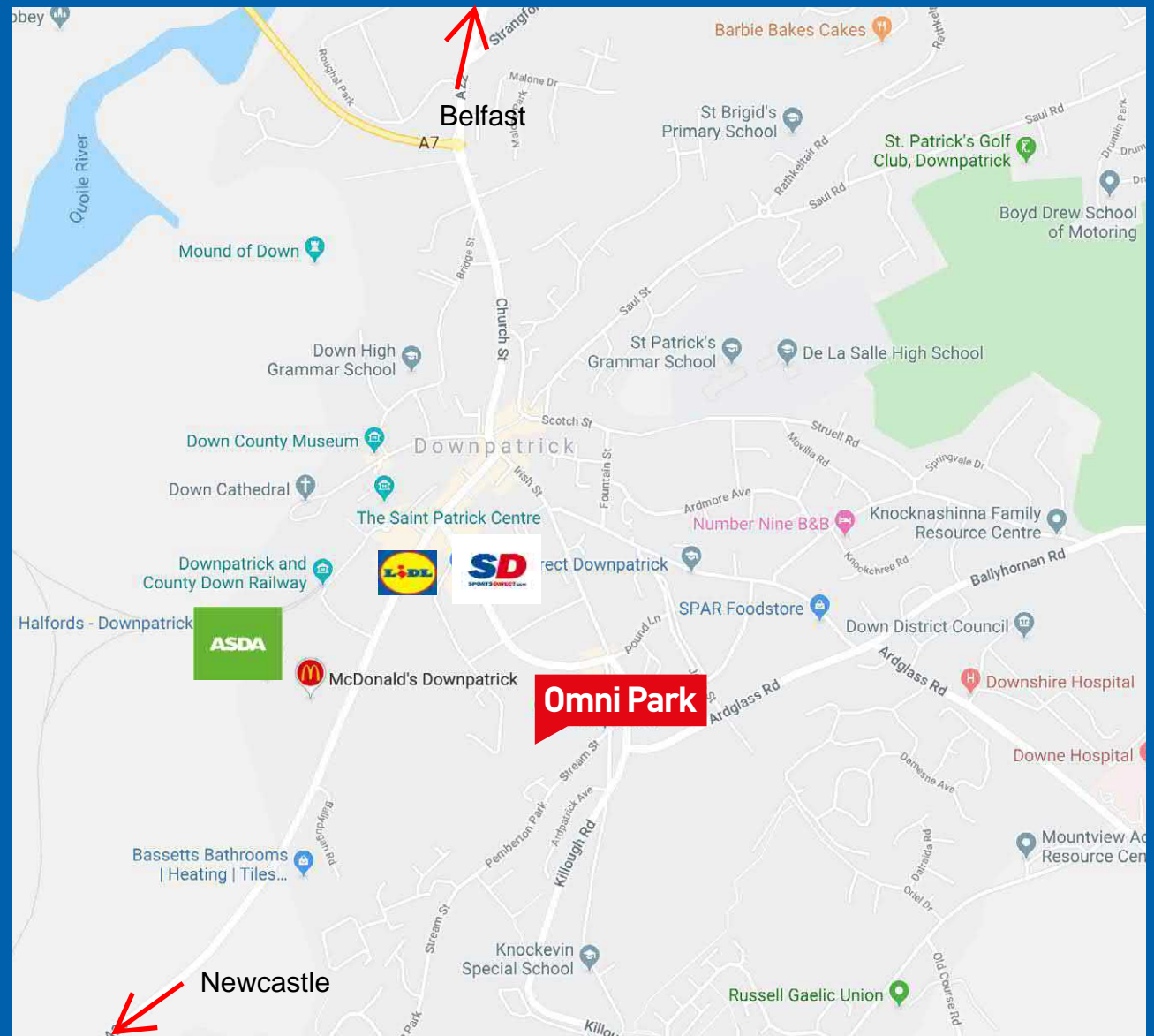
## FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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