

TO LET

COFFEE SHOP AND RETAIL UNIT OPPORTUNITIES, LONSDALE ROAD, ARMAGH, BT6I 9BT SUITABLE FOR A WIDE RANGE OF USES WITH VARIOUS CONFIGURATIONS AVAILABLE



Location

Armagh is a Cathedral City located c. 40 miles from Belfast and I0 minutes' drive time to the border with the Republic of Ireland. The city benefits from strong transport links, with the A3 connecting it to the north east of the province towards Belfast, the A28 to the south east towards Newry and the A3 to the south west towards Monaghan across the Irish border. Armagh City has a population of c. I5,000 and a district population of c. 54,263 according to the 20II Census.

The subject property is well located in the City Centre adjacent to B&M Bargains, who have committed to a significant upsize of their current store to 20,000sq ft and to the city's main bus terminal. Nearby occupiers include KFC, Ulster Bank, Omniplex Cinemas, O2, Semi-Chem and Sainsbury's, who are all within a 5 minute walk.

Description

The current planning approval is for the provision of a coffee shop and retail unit, each of which will extend to approximately I,250sq ft, as per the enclosed plans. The units will be finished to shell ready for tenant's fit-out, with the exact specification to be discussed.

We understand that the current configuration could be amended to meet the requirements of an incoming tenant, including amalgamation of both units to provide a larger 2,500sq ft store and the addition of a mezzanine level of up to 1,500sq ft.

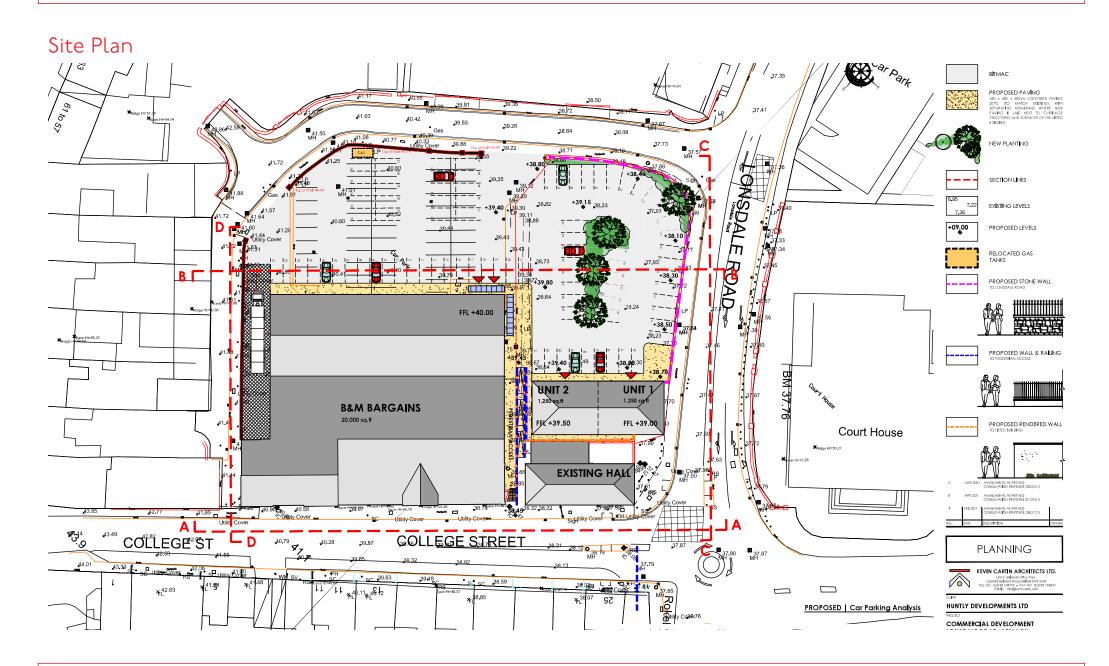
Proposal

The vendor is prepared to consider a pre-let of one or both of the proposed units, which would be suitable for a number of uses (subject to planning).

Planning

The site currently has Full Planning Permission for "Proposed extension to the existing B&M Bargains Unit erection of I no. Coffee Shop and I no. Retail Unit Car parking Landscaping and all associate site and access works." under Planning Reference LA08/2020/I565/F.







Title

We understand the lands are held by way of freehold. Further details or any queries on title and contract can be provided by the vendors solicitor.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

Contact

Strictly by appointment with the Letting agent. For further information please contact:

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Further information is available at www.lisney.com



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