



Not To Scale. For indicative purposes only.

To Let By Way Of Assignment

1st Floor 68 -70 Newry Street, Banbridge BT32 3HA


**FRAZER
KIDD**

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Summary

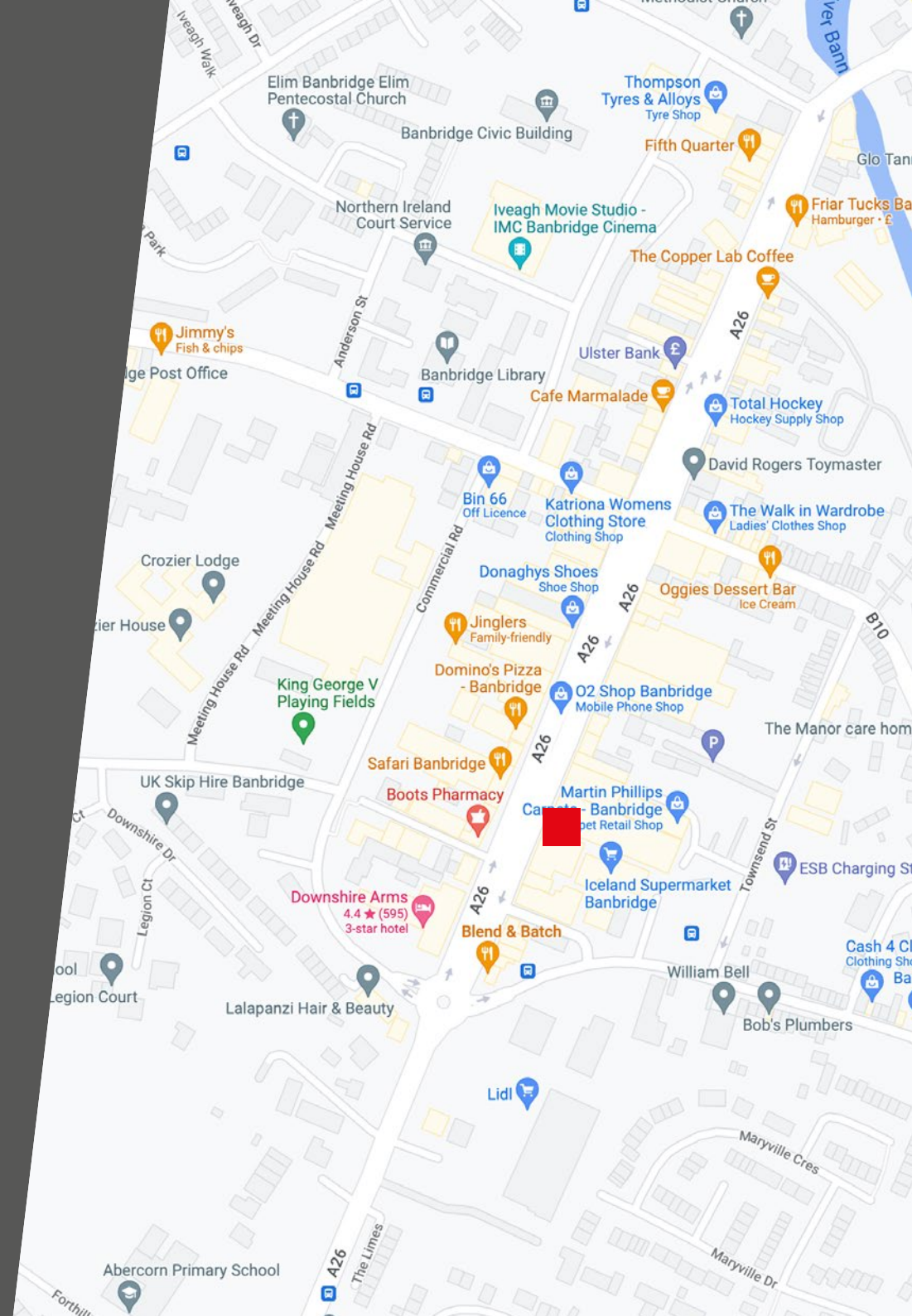
- Spacious first floor commercial premises situated in the heart of Banbridge town centre extending to c. 1,636 sq.ft.
- Translink Bus station conveniently located approximately 100 meters to the rear of the subject property off Kenlis Street.
- Neighbouring retailers include Ground Espresso, Iceland, Superdrug, O2, New Look, Specsavers and House Proud.

Location

The subject property occupies a prominent location fronting onto Newry Street, close to the Kenlis Street roundabout which is widely regarded as the prime town centre retail pitch with neighbouring occupiers including Ground Espresso, Iceland, Superdrug, O2, New Look, Specsavers and House Proud.

Description

The premises comprises a first floor commercial premises providing two spacious open plan offices. The property benefits from a self-contained ground floor entrance accessed from Newry Street. The accommodation has been finished to include plastered and painted walls, wood style laminate and carpeted flooring, fluorescent strip lighting and PVC double glazed windows throughout.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq M	Sq Ft
Reception	11.90	128
Office A	58.90	634
Office B	81.20	874
Total Approximate Area	152	1,636

Lease

The property is available to lease by way of assignment, the salient details of which are as follows:

- Term: 5 years from 27th of January 2022
- Rent: £6,250 per annum.
- Break Option: Tenant has the option of terminating the lease at the end of the first year and third year subject to providing six months prior written notice.
- Service Charge: Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs and building insurance.
- Management Fee: Tenant responsible for payment of agent management fees calculated at 5% plus Vat of the annual rent.

Rates

NAV: £11,000.00
Rate in £ (2022/23): 0.543607
Rates payable: £5,979.68

*This property should qualify for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you verify this, however, with Land & Property Services (Tel: 0300 200 7801).

Repairs

Tenant to be responsible for interior repairs and exterior repairs by way of a service charge.

Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs in connection with the upkeep, maintenance and repair of the exterior of the building and grounds of which the subject premises forms part.

Insurance

Tenant to be responsible for repayment of a proportion of the landlord's building insurance premium.

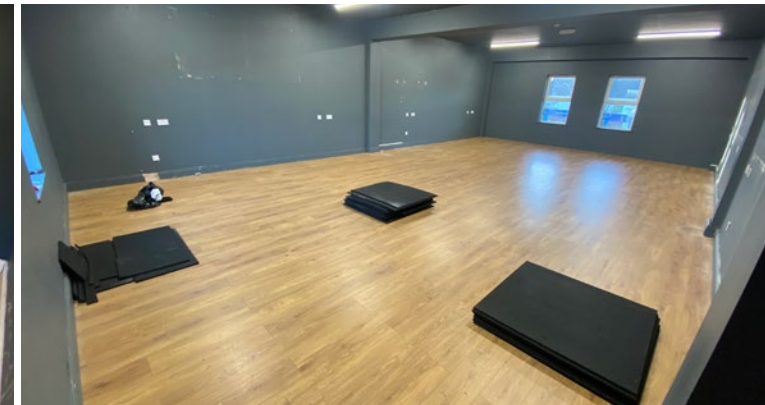
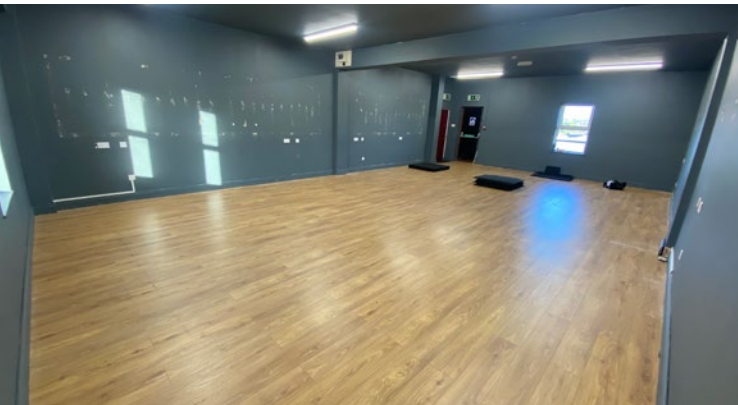
VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd
028 9023 3111
mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

EPC



Disclaimer

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