



To Let

Modern Commercial Building 3,619 sq ft
1 Bridge Street, Banbridge, BT32 3JL

tdk | Property

tdkproperty.com 028 9024 7111

PROPERTY SUMMARY

- The building has over three floors which comprises 3,619 sq. ft. throughout with a passenger lift.
- A prime position within Banbridge town centre.
- There are a range of potential suitable commercial uses.
- Houstons of Banbridge as an Adjacent occupier.

LOCATION

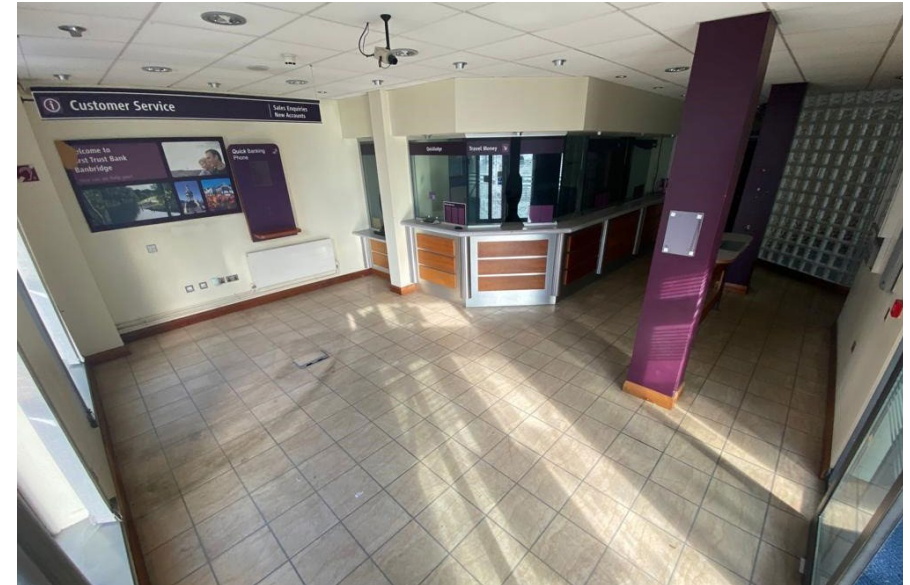
Banbridge is located 25 miles south-west of Belfast City Centre. The premise is situated in the heart of the town, occupying a corner position that is prominent. This modern commercial building benefits from high volumes of vehicular traffic and pedestrian flow due to its ideal location and surrounding occupiers; which comprise of Toymaster, Walk in Wardrobe, Porters & Ulster Bank.

DESCRIPTION

This modern three storey commercial building comprises rendered blockwork construction with a part pitched and flat slate roof. The aluminium windows are plate glass on the ground floor and double glazing on the upper floors. Internally on the ground floor, it offers a customer service area and former banking hall that is bright and spacious. The first and second floors provide a selection of offices that are private and open plan. These offices are finished to include suspended ceiling tiles with recessed fluorescent strip and spot lighting, plastered/painted walls, carpeted flooring and perimeter trunking. There are toilet facilities and a staff kitchen on the second floor. The property offers a goods/passenger lift and gas fired central heating.

ACCOMODATION

Description	Sq Ft	Sq M
Ground Floor	1,406	130.57
First Floor	1,230	114.23
Second Floor	983	91.36
Total	3,619	336.16



TO LET - 1 Bridge Street, Banbridge, BT32 3JL

RATEABLE VALUE

We are advised by LPS that the current NAV is £35,400.
Estimated Rates Payable 2024/25 is £20,870.18

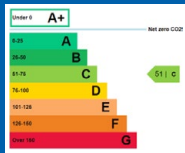
RENT

£26,000 pa.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

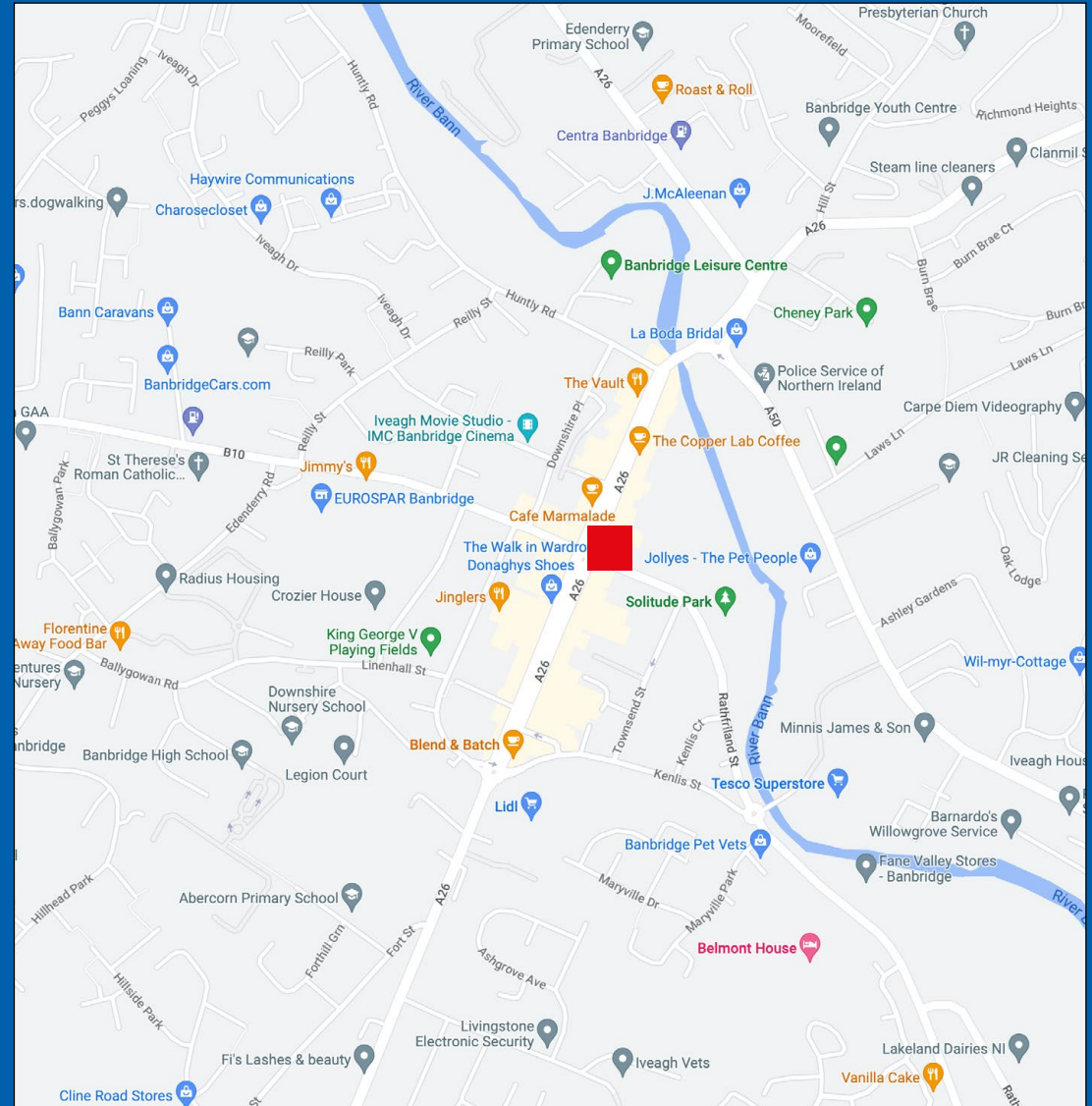


FURTHER INFORMATION

For more information please contact:

tdkproperty.com 028 9024 7111

Stephen Deyermond
Tel: 028 9089 4065
Mobile: 07968 727196
stephen.deyermond@tdkproperty.com



TDK Property Consultants LLP 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 TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP 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 TDK Property Consultants LLP 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) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with TDK Commercial Property Consultants LLP. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.