



To Let Prime Retail Units

The Grove Shopping Centre, Market Street,
Downpatrick, BT30 6DP



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- Town centre scheme anchored by B&M, Poundland, Specsaver and Savers.
- Fully fitted units available for occupation with minimal ingoing expenditure.
- Flexible terms available.

LOCATION

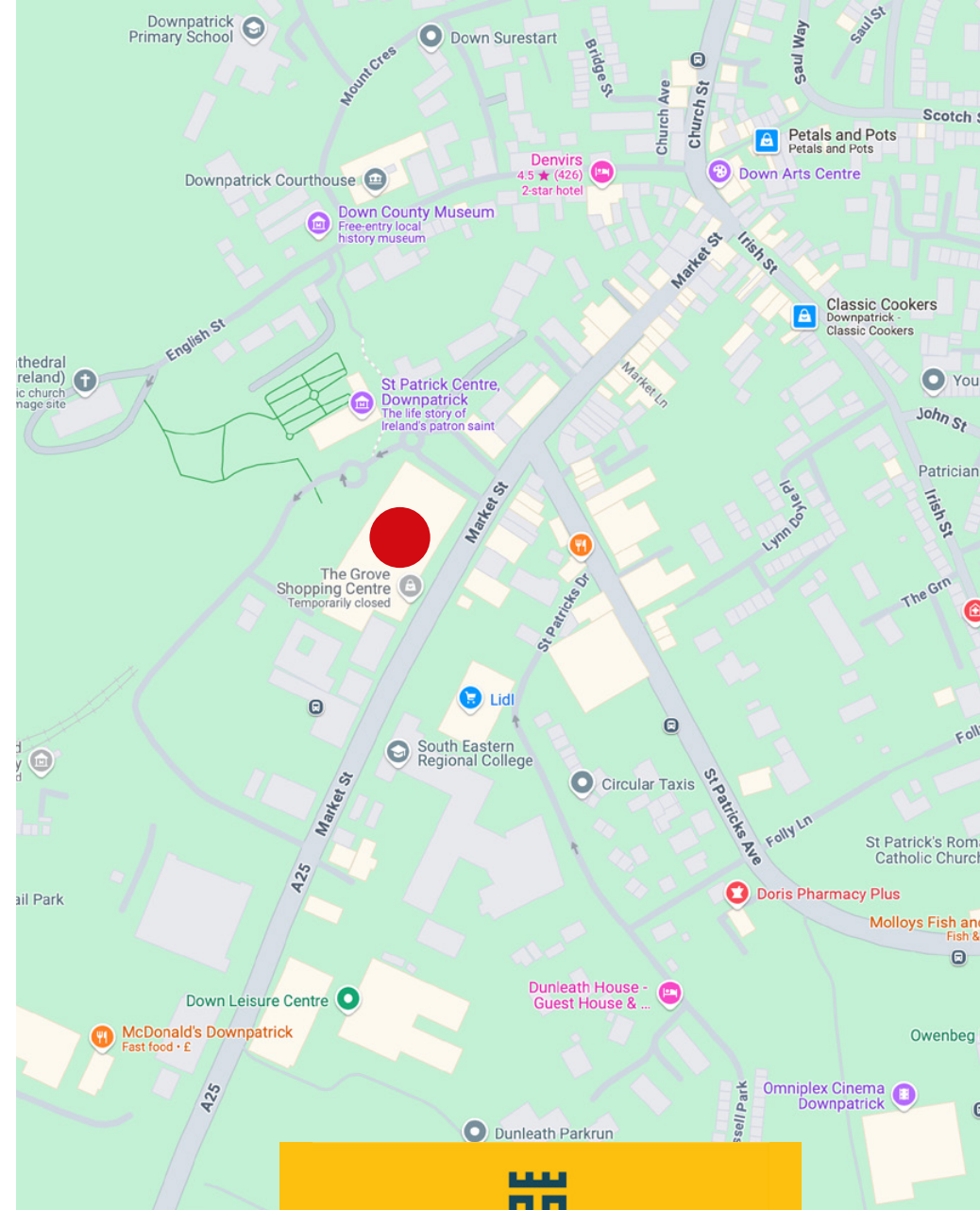
- The Grove Shopping Centre is located on Market Street, adjacent to St Patrick Exhibition Centre, South Eastern Regional College together with the Translink Bus Centre, and forms the prime retailing pitch in Downpatrick town centre. The centre benefits from car parking provision for approximately 450 cars, to the rear of the scheme operated by DRD.
- Downpatrick is the county town of Down, located 21 miles south of Belfast and with a resident population of 21,916 (N I Census 2021)
- The Newry, Mourne and Down District is the third largest local government district in Northern Ireland with a population of 182,074.

DESCRIPTION

- The property provides superb opportunities for retailers in close proximity to public transport and car parking.
- Superb retailers in the scheme to include Specsavers, B&M Bargains, Poundland and Savers.
- Opportunities to combine or split units as per requirements.

LEASE DETAILS

- Term: Flexible.
- Service Charge: A Service charge will be levied to cover the cost of management fees, external repairs, upkeep of common areas, security, and any other reasonable outgoings of the Landlord.
- Insurance: The Tenant will be responsible for reimbursement of a fair proportion of the Insurance premium to the Landlords.



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ACCOMMODATION

Unit	Area (Sq ft)	Rent (P/A Exclusive)	Estimated Service Charge (Exclusive)	NAV 2024/25	Rates Payable 2024/25
K1	300	£5,000	£714.20	£3,850	£1,676 **
1-3*	3,102	£24,000	£7,358.32	£27,400	£13,921
4*	1,058	£12,000	£2,506.64	£9,250	£4,296 **
5A	1,450	£20,000	£3,503.72	£15,800	£9,172
6A	1,050	£16,000	£2,346.36	£14,700	£6,827 **
11	589	£14,000	£993.84	£7,900	£4,556
14	1,500	£24,000	£2,531.12	£17,100	£9,927
14A***	GF 1,519 FF 2,335	£30,000	£4,661.80	£21,400	£12,423
15	711	£12,000	£1,194.04	£6,950	£3,238 **
D	1,250	£12,000	£2967.85	£12,900	£7,488

* Units 1-4 can be combined or extended to provide a unit of up to 4,400 sqft.

** Following Small Business Rates Relief

*** Units 14 & 14A can be combined or extended to provide a unit of c.5,354 sq ft over ground & first floor.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Available on request

CONTACT

For further information or to arrange a viewing contact:

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