

TO LET – RETAIL OPPORTUNITY

DOWNPATRICK BUS CENTRE, MARKET STREET, DOWNPATRICK, BT30 6LZ

CBRE NI

PART OF THE AFFILIATE NETWORK



TO LET – RETAIL OPPORTUNITY

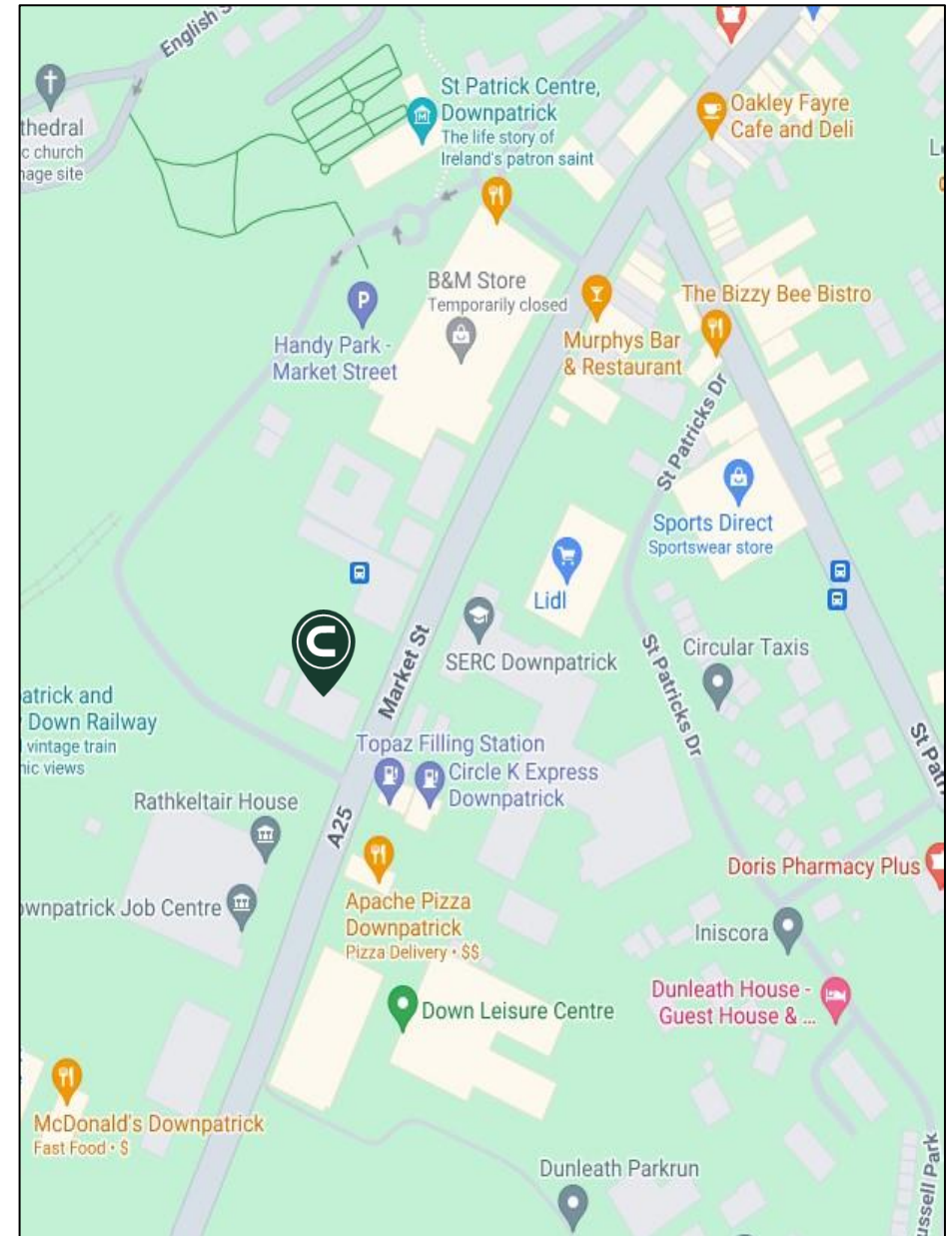
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Location

Downpatrick is located approximately 22 miles southeast of Belfast, 10 miles from Ballynahinch and 12 miles from Newcastle. The Bus Centre is situated on Market Street and is in close proximity to the Grove Shopping Centre and Market House.

Description

The property comprises a ground floor retail unit which is finished internally to include tiled flooring, plastered and painted walls, suspended ceiling with recessed spot lighting. The unit can be accessed internally via the entrance to the Bus Centre and also externally via Market Street. The subject property may be suitable for a wide variety of uses subject to planning permission and necessary statutory consents.



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Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc
Utilities	The occupier will be responsible for payment utilities consumed on the premises

Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value for the unit is £6,200. The rate in the £ for 2023/24 is £0.551846. Therefore, the rates payable for 2023/24 are £3,421 before the application of small business rates relief which an incoming occupier may benefit from.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Accommodation

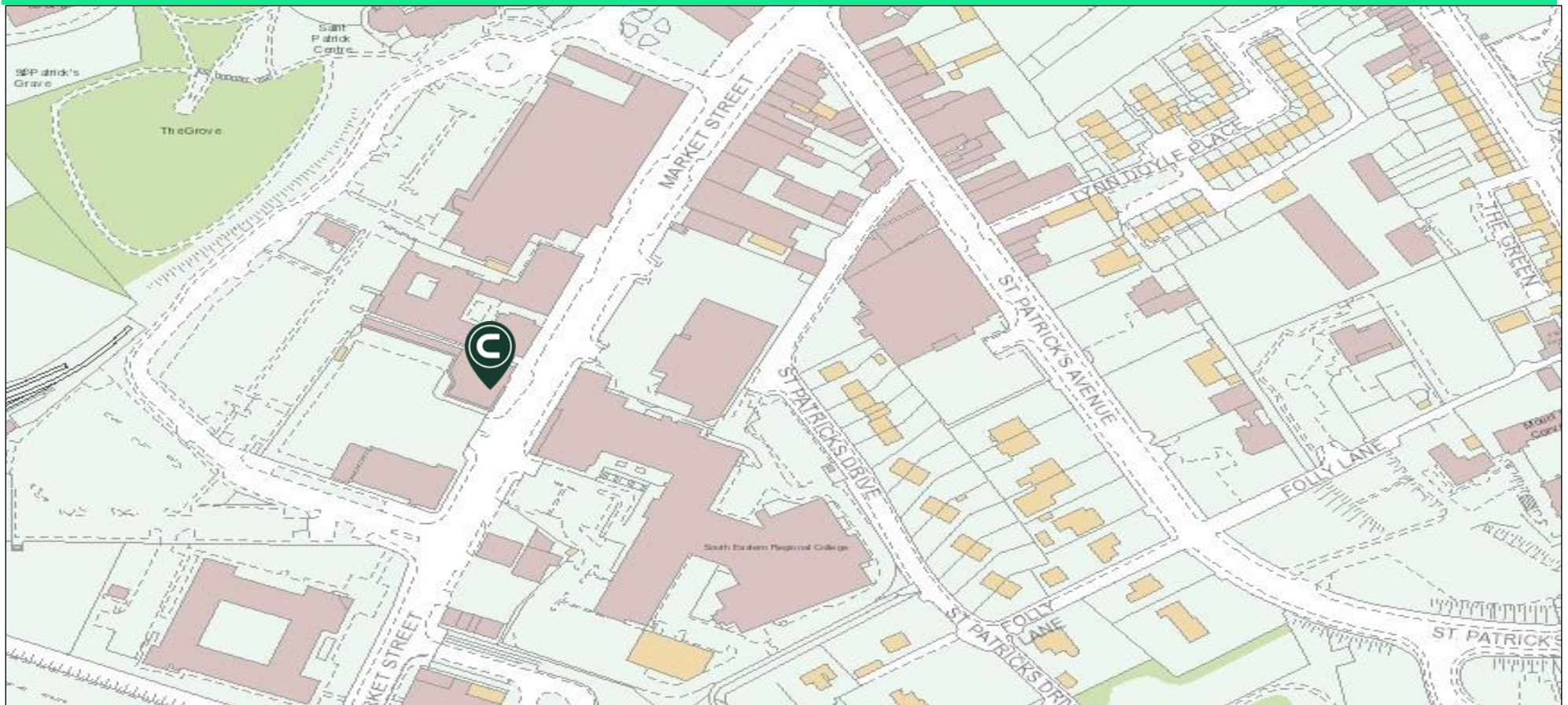
Area	
35.33 sq m	380 sq ft

VAT

All prices are quoted exclusive of VAT, which may be payable

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