



Instinctive
Excellence
in Property.

To Let

Ground Floor Unit
c. 520 sq ft (c. 48.3 sq m)

Ground Floor
Unit 7
49-51 Market Street
Downpatrick
BT30 6LR

OFFICE/RETAIL

AVAILABLE FOR
IMMEDIATE OCCUPATION

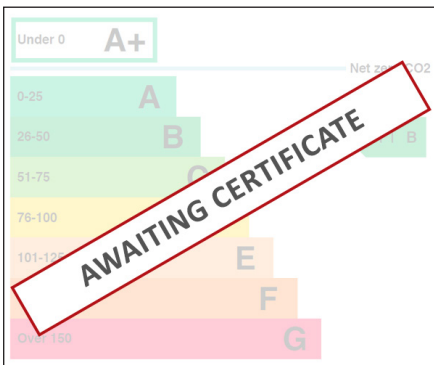


OFFICE/RETAIL

Location Map



EPC



Location

Downpatrick is a busy market town located approximately 22 miles south of Belfast with a population of 21,916 (2021 census). The property itself occupies a prominent position on Market Street, the town’s main retail pitch and until recently used as an office, equally ideal for retail use, subject to planning.

The property is surrounded by a mix of commercial occupier to include; NFU, Hays Travel, Danske Bank, Santander, Lidl and B&M Bargains.

Description

This ground floor mid terrace unit is fully fitted to an excellent standard throughout to include:

- Electric roller shutter
- Painted and plastered walls
- Attractive wood effect flooring
- Feature lighting
- Private offices
- Kitchen and WC facilities

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	c. 520	c. 48.3

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £7,600
Rate in the £ for 2023/2024: £0.551846

Lease Details

Term: 5 years
Rent: £13,500 per annum plus VAT
Repairs: Effective full repairing lease via service charge
Insurance: The tenant will reimburse the landlord for the insurance premium
Service Charge: Estimated 2023/24 - £500 per annum plus VAT

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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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/ukksi/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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