



# To Let New Build Unit with Hot Food Planning Consent

Unit 1, 12 Newry Road, Banbridge, BT32 3HN

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**FRAZER  
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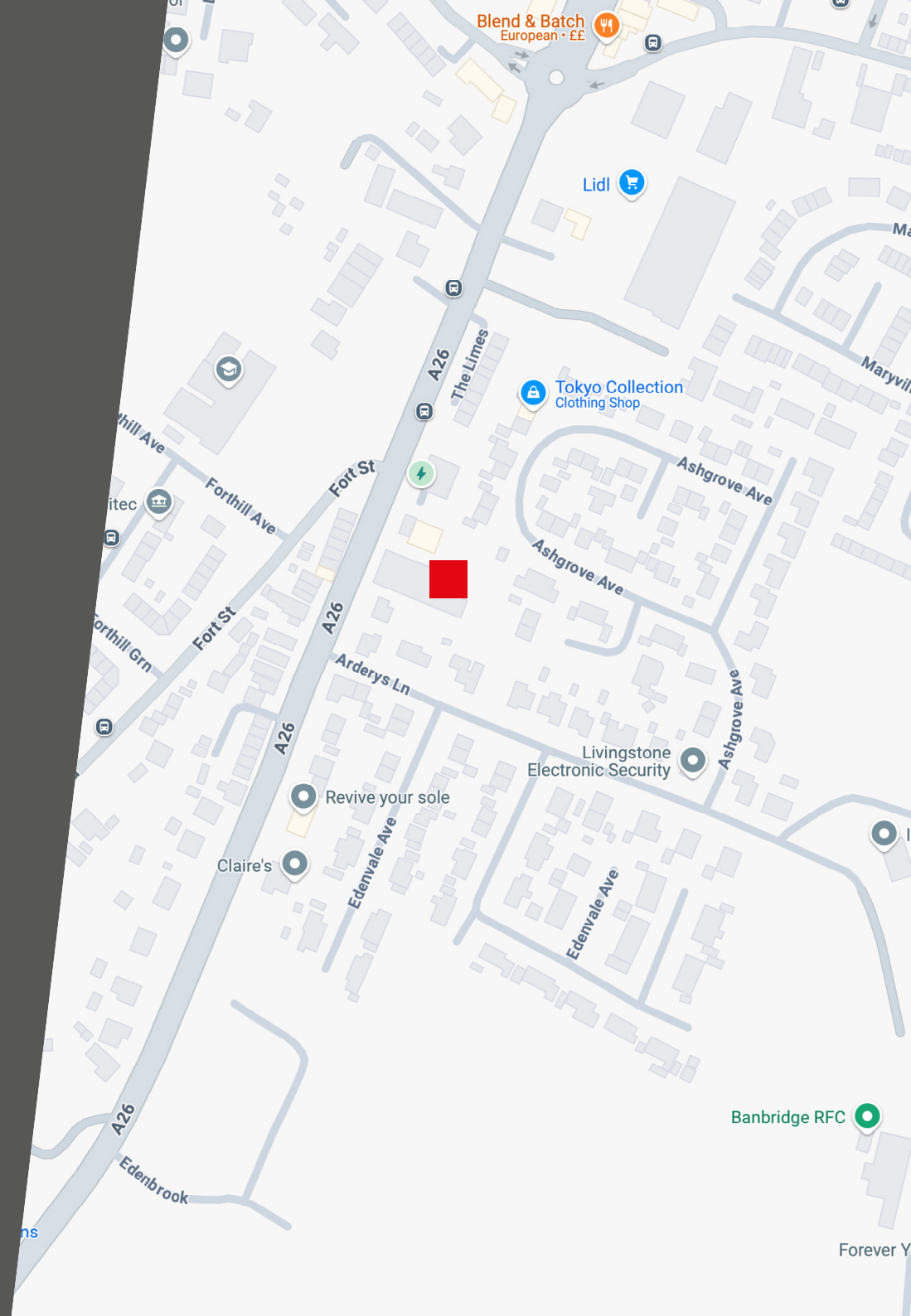
## Summary

- Situated within a strong residential catchment area, on the fringe of Banbridge town centre.
- Comprises a new-build commercial unit with hot food planning extending to c. 1,022 sq ft
- Adjacent to a new Vivo Xtra & PFS with frontage overlooking the forecourt & car park.
- The unit is to be handed over in shell specification and available from March 2025.
- Suitable for a range of commercial uses, subject to planning permission.

## Location

The property is located in Banbridge, County Down, a key provincial town in Northern Ireland on the Belfast to Dublin corridor located around 13 miles from Newry and approximately 25 miles south-west of Belfast City Centre. Banbridge is well served by an extensive road network via the A1 dual carriageway and associated rail and bus links. Banbridge has a district population in the region of c. 35,000 persons (2021 Census).

The subject is strategically located within Banbridge fronting onto the Newry Road, just outside the town centre and surrounded by housing and benefitting from high volumes of passing vehicular traffic.



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## Description

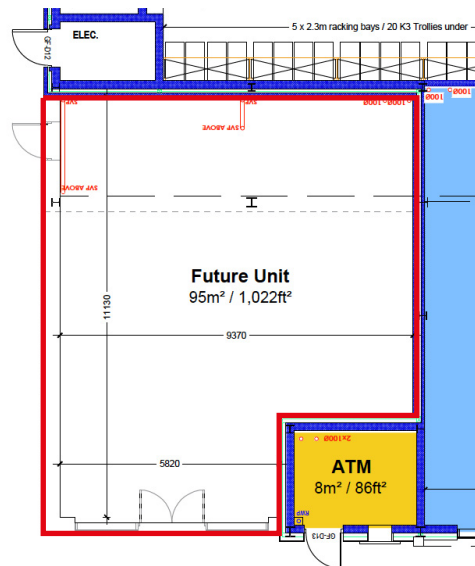
The commercial unit will sit adjacent to the Vivo Xtra with excellent frontage and signage visibility, overlooking the forecourt & car park. It is proposed that the unit will be available from March 2025 and will be handed over in shell specification to an incoming tenant, with the benefit of a shop frontage and electric roller shutter door.

The new unit benefits from hot food planning consent but is not restricted to this use and may be suitable for alternative uses, subject to planning.

Planning Reference No: LA08.2023/2036/F.

## Accommodation

We are informed that the property will have a Gross Internal Area of approximately 1,022 Sq Ft (95 Sq M).



Not To Scale. For indicative purposes only.





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## Rent

Offers invited in the region of £20,000 per annum.

## Rates

To be assessed by LPS post construction.

## Repair

Tenant 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 including building insurance, upkeep, maintenance & repair of the exterior of the building and the grounds of which the subject premises form's part.

## 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





# FRAZER KIDD

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