



To Let Prominent Commercial Premises

62-64 Newry Street, Banbridge, BT32 3HA



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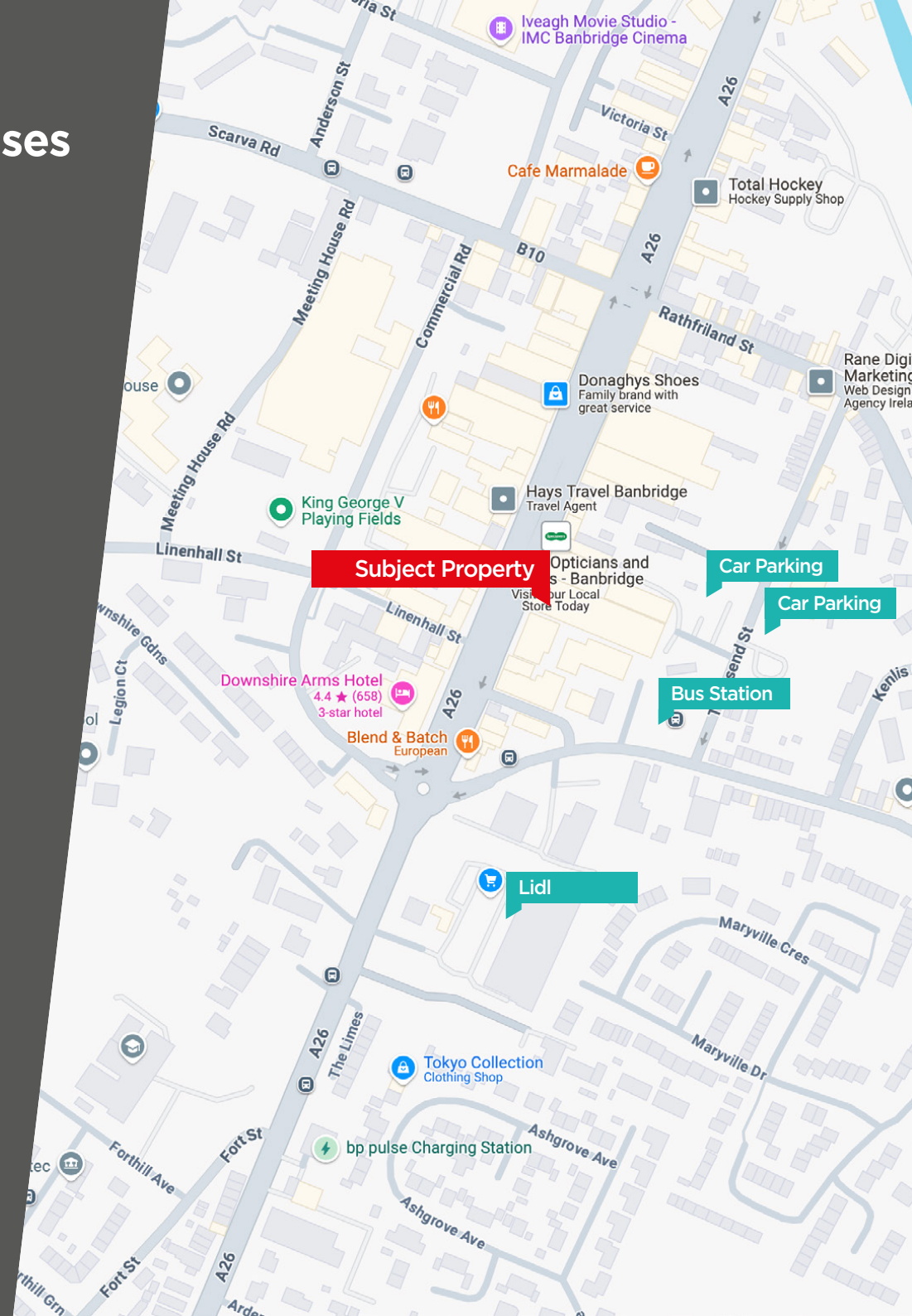
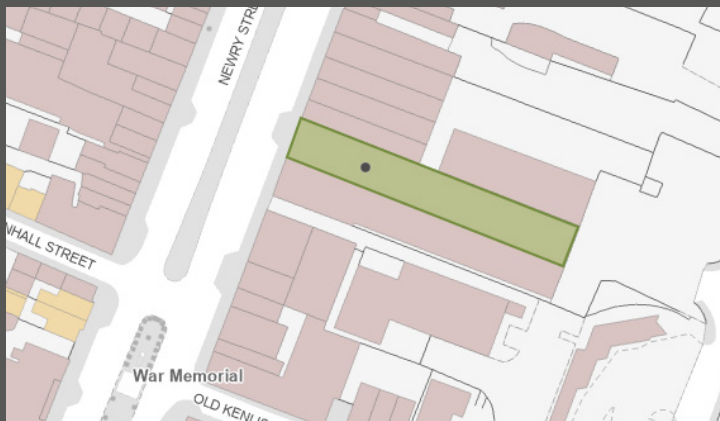
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Summary

- Highly prominent retail premises situated in the Heart of Banbridge town centre
- Situated c.100 meters from Banbridge Bus station which serves the town.
- Spacious open-plan shop floor and storage accommodation extending to c. 7,825 sq ft
- Neighbouring retailers include Superdrug, New Look, Specsavers and Lidl.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

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.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	616.5	6,635
Store	49.3	530
Store	22.1	237
Store/Office	7.75	83
Kitchen/Staff Room	11.3	121
W/Cs		
Accessible WC		
Total Approximate Net Internal Area	707	7,610
Total Approximate Gross Internal Area	727	7,825

Lease

Length of lease by negotiation.

Rates

NAV: £47,900

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £28,239.59 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).



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Rent

Inviting offers in the region of £50,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include agents management fee.

VAT

This property is elected for tax. Therefore, VAT is payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

Brian Kidd

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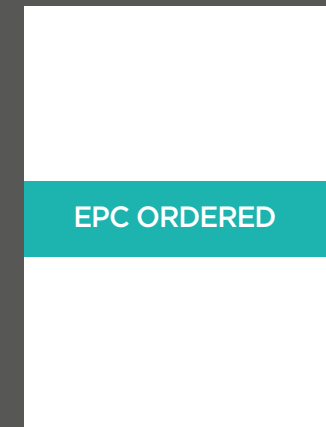
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EPC



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