



info@alexanderreidfrazier.com

CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

TO LET

GROUND FLOOR OFFICES

31C ST PATRICKS AVENUE

DOWNPATRICK



Downpatrick is located approximately 22 miles south of Belfast. The large market town is the centre of local Government for the Down District Council Area and has a residency of c.11,000. Downpatrick is a commercial, recreational and administrative centre for the locality and serves as the hub for neighboring towns and villages as well as being regarded as an excellent commuter town.

Located off St Patrick's Avenue Downpatrick these convenient premises are convenient to the town centre shops, and main car parks as well as being central to other local offices to include solicitors, insurances brokers and advice centers.

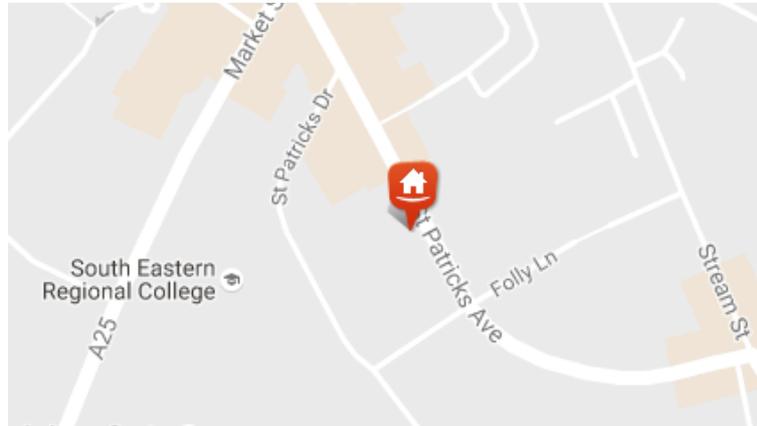
DESCRIPTION;	on site car parking to front
RENT;	£2,500per annum
NAV;	£1450.00
	Rates payable 2019-2020 period £844.63 per annum.
LEASE;	term negotiable.
POSSESSION;	Available immediately

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS

Alexander Reid and Frazer (AR&F) (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; 1) these particulars are given without responsibility of AR&F or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers of tenants, and do not constitute the whole or any part of an offer or contract; ii) AR&F cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AR&F has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AR&F will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

ACCOMMODATION COMPRISES:

Office 1; 180sqft
Kitchen; With high and low fitted units
Toilet;



EPC

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

232 This is how energy efficient the building is.