



TO LET

RETAIL UNIT OF C. 911 SQ. FT.  
38 MARKET STREET, DOWNPATRICK, CO. DOWN, BT30 6LY



# PROPERTY SUMMARY

- Retail / Hot Food unit of c. 911 sq. ft. arranged over ground floor
- Located in a prime location on Downpatrick's Market Street with access off both Market Street and Irish Street car park via Market Lane
- Suitable for a variety of uses (subject to Planning)
- Rent: £12,000 per annum exclusive

## SITE PLAN



## LOCATION

The property is located on Market Street in the heart of the Town Centre of Downpatrick. Downpatrick is located approximately 23 miles South of Belfast and benefits from a population of c. 11,000 with further catchment areas including Carryduff, Saintfield, Killyleagh and Newcastle. Neighbouring occupiers include Ulster Bank, Gordon's Chemist, The Streat, Clinton Cards and Boots.

The subject unit benefits from access off both Market Street and Irish Street car park to the rear via Market Lane.

## DESCRIPTION

The subject unit extends to c. 911 sq. ft. over ground floor and is of traditional brick construction with plastered and painted façade, glazed shop front and electric roller shutters.

Internally the unit benefits from plastered and painted walls, suspended ceiling and fluorescent tube lighting. The unit is open plan with sales area, wc's and a small office. The rear of the unit was utilised as food preparation and storage.

Car parking is available on street to the front of the unit and in the pay and display car park to the rear.

## PLANNING PERMISSION

R/2008/0946/F: Change of use from restaurant to hot food carryout including new shop front

Approved: 25th February 2009



## LEASE DETAILS

Term: By negotiation  
Rent: £12,000 per annum exclusive  
Review: 5 yearly rent review  
Repairs: Full repairing and insuring terms

## EPC

F143 - As illustrated in graph.

## RATEABLE VALUE

We are advised by the Valuation and Lands Agency that the current NAV is £10,500.

Rate in the £ 2019/2020: £0.582503

Estimated Rates Payable per annum: £6,116.28

## FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

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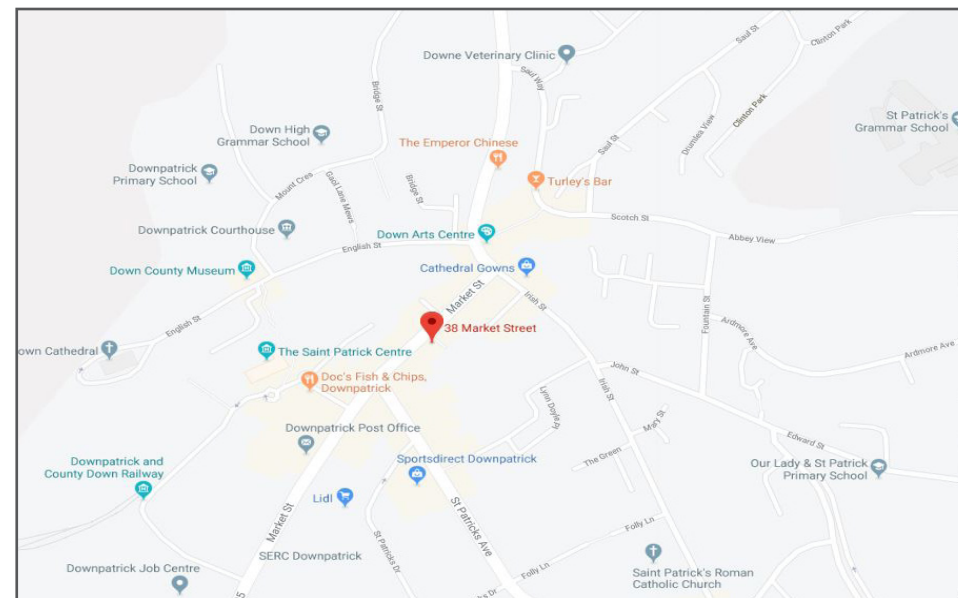
## Sole Agent

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## LOCATION MAP



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