

TO LET – NEW BUILD COFFEE SHOP/RETAIL UNIT

9 Lonsdale Road, Armagh, BT61 9BT

CBRE NI

PART OF THE AFFILIATE NETWORK



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Key Benefits

- 2no. Café/Retail units extending to 1,250 sq ft each
- Prominent location
- On-site car parking

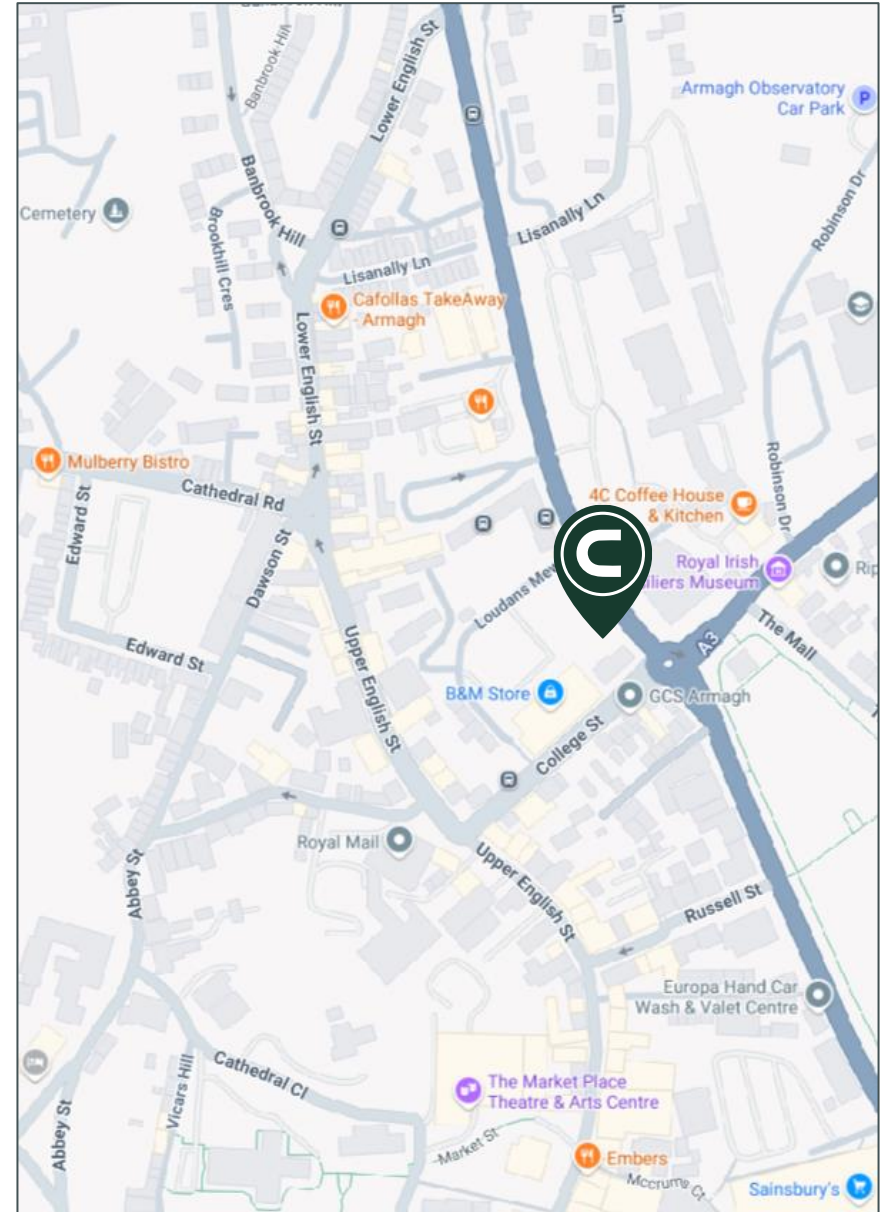
Location

Armagh is located within a 60 minute commute of Belfast and 1.5 hours to Dublin as well as benefitting from its proximity to Dungannon (13 miles) Portadown (10 miles) and Newry (19 miles). The subject property is situated on the well-established Lonsdale Road in the centre of Armagh City. Neighbouring occupiers include B&M Bargains, KFC, Armagh Translink Bus Station and Armagh Southern Regional College.

Description

Planning has been granted for a new build coffee shop and retail unit each extending to 1,250 sq ft (Ref: LA08/2020/1565/F). The units will be finished to a developer's shell specification with services brought to a distribution point.

Handover anticipated for Q2 2026.

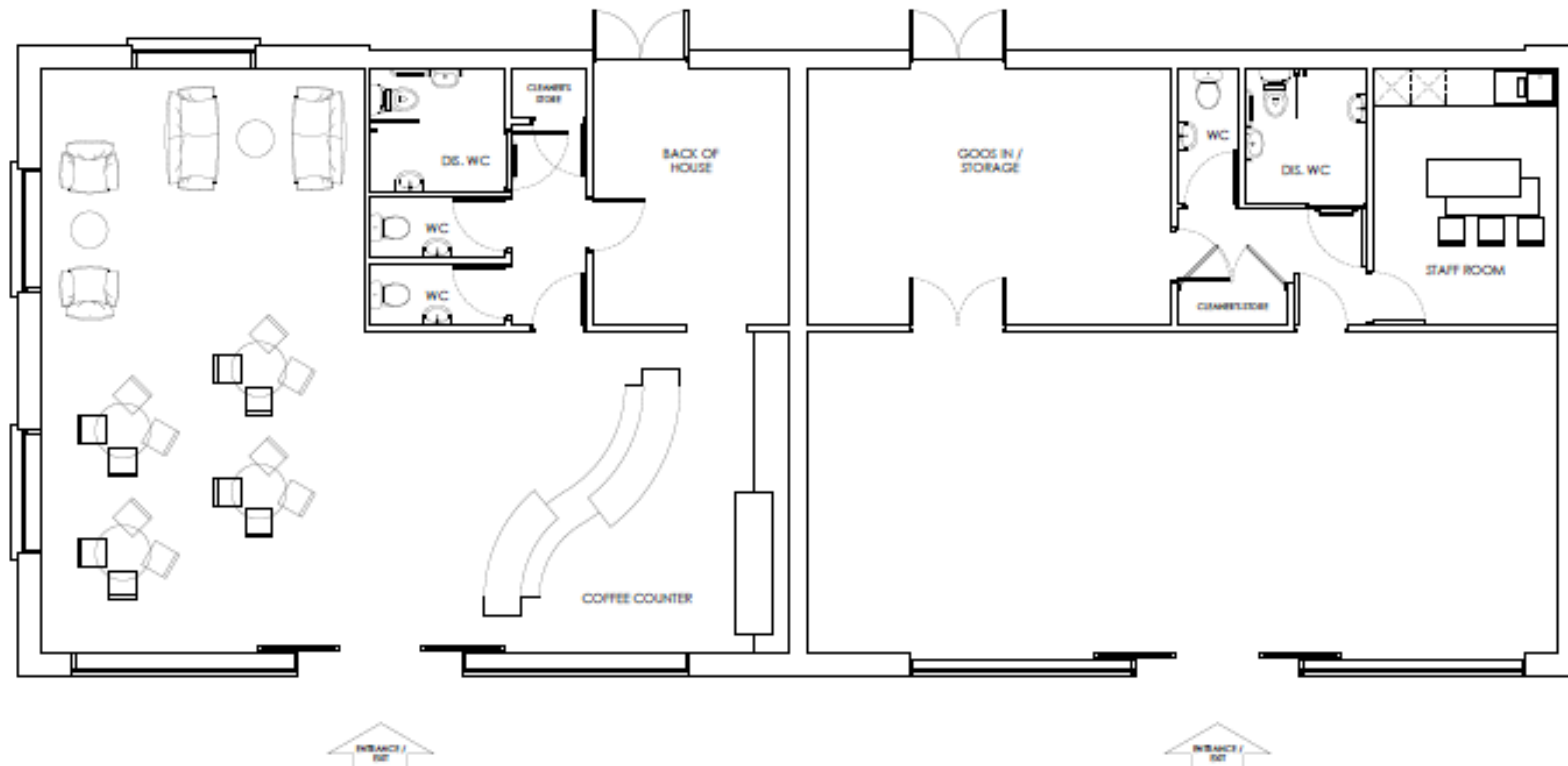


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Plans



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Tenure

Term	Negotiable
Rent	£25,000 per annum
Repairs	Effective full repairing and Insuring lease via a service charge.
Service Charge	A service charge will be levied to cover external repairs, maintenance, cleaning and management.
Insurance	The tenant will reimburse the landlord with a fair proportion of the insurance premium.

Rateable Value

To be assessed upon completion.

VAT

All prices are quoted exclusive of VAT, which may be payable.

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

Accommodation

Area		
Unit 1	116 Sq M	1,250 Sq Ft
Unit 2	116 Sq M	1,250 Sq Ft
TOTAL	232 Sq M	2,500 Sq Ft

EPC

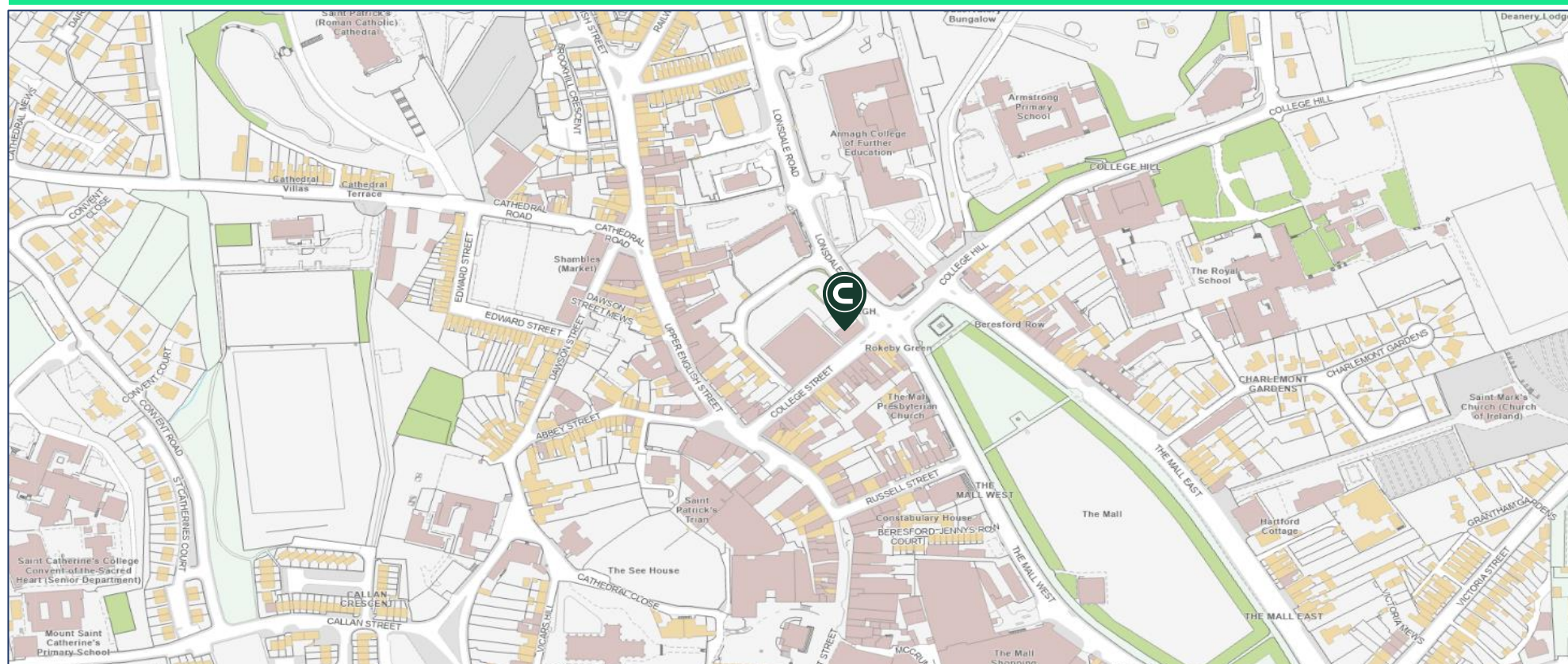
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Contact Us

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Declaration of Interest: Under section 21 of the Estates Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendor is related to an employee of LDM Belfast Limited t/a CBRE NI.

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