

# TO LET – NEW BUILD COFFEE SHOP/RETAIL UNIT

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

9 Lonsdale Road, Armagh, BT61 9BT



# TO LET – NEW BUILD COFFEE SHOP/RETAIL UNIT

9 Lonsdale Road, Armagh, BT61 9BT

## Key Benefits

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

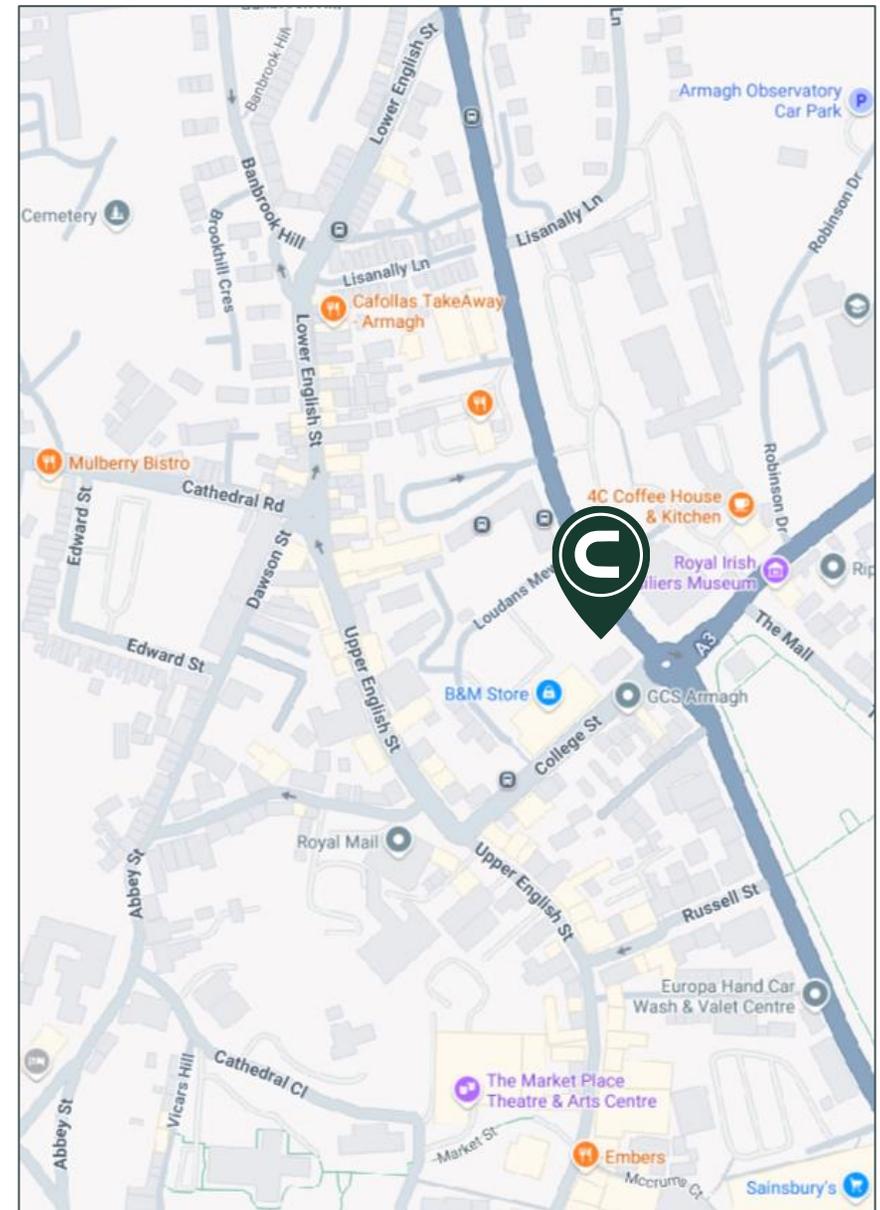
## Location

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.

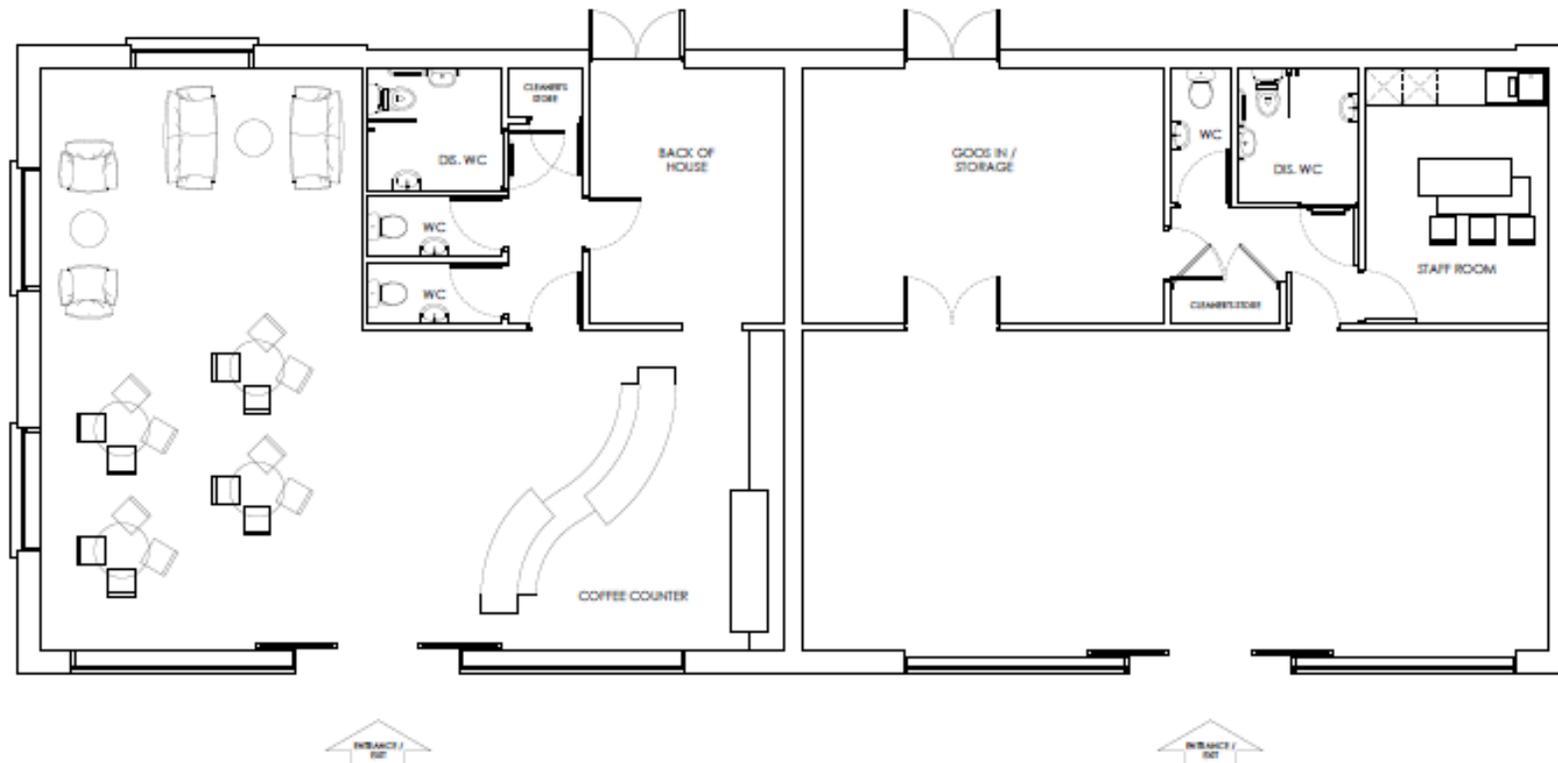
Handover anticipated for Q2 2026.



# TO LET – NEW BUILD COFFEE SHOP/RETAIL UNIT

9 Lonsdale Road, Armagh, BT61 9BT

## *Plans*



# TO LET – NEW BUILD COFFEE SHOP/RETAIL UNIT

9 Lonsdale Road, Armagh, BT61 9BT

## 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

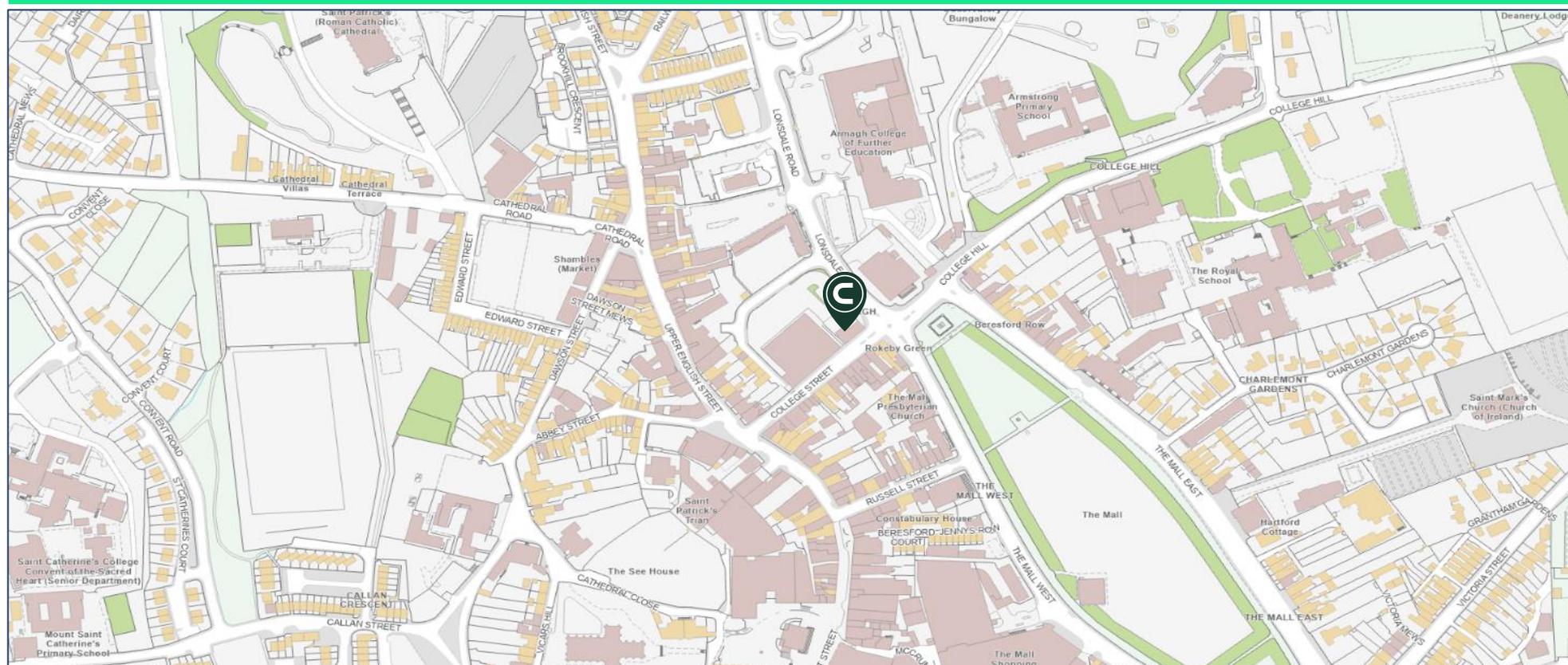
To be assessed upon completion.



# TO LET – NEW BUILD COFFEE SHOP/RETAIL UNIT

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

9 Lonsdale Road, Armagh, BT61 9BT



## Contact Us

Stephen Smith  
Associate Director  
T: 07976523666

E: [stephen.smith@cbreni.com](mailto:stephen.smith@cbreni.com)

Rory Kelly  
Graduate Surveyor  
T: 07557760331

E: [rory.kelly@cbreni.com](mailto:rory.kelly@cbreni.com)

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.

DISCLAIMER: These particulars are issued by LDM Belfast Ltd T/A CBRE NI on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE NI for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract, (ii) any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) CBRE NI, nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.

[www.cbreni.com](http://www.cbreni.com)



@CBRE\_NI