



The
Mall
SHOPPING CENTRE

Sainsbury's

RETAIL OPPORTUNITIES

The Mall, Armagh BT61 9AJ

CBRE NI

PART OF THE AFFILIATE NETWORK

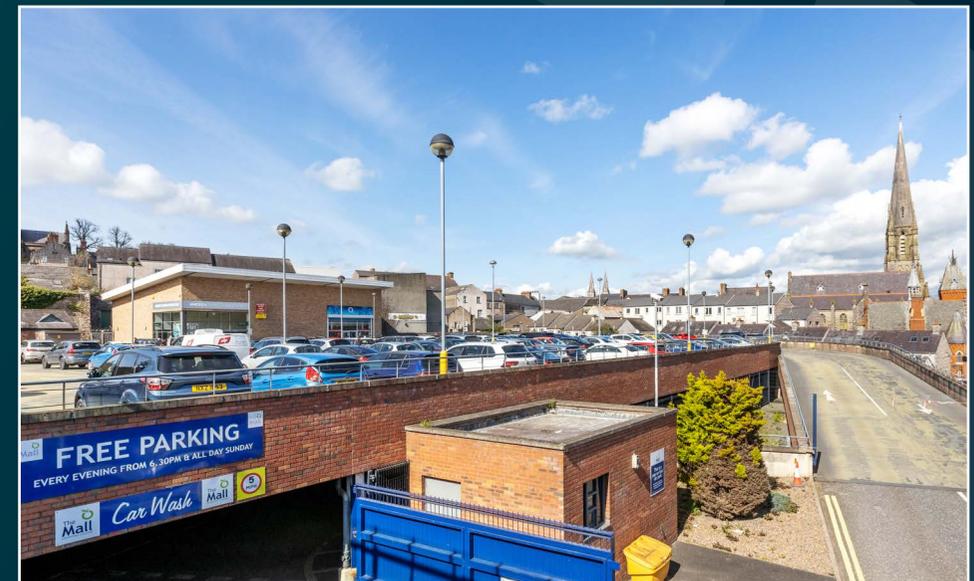
Key Attributes

- Prominent town centre shopping centre
- Anchored by Sainsbury's
- Scheme includes 398 no. car park spaces

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 Mall is located in the centre of Armagh. The main entrance is accessed on McCrums Court off Scotch Street. The centre's car park is accessed via The Mall West.





Armagh City Hotel

The Mall West Road

Newry Road

The Mall Shopping Centre

Omniplex Cinema

Scotch Street

Description

The Mall Shopping Centre comprises 63,000 sq ft of retail accommodation including a 49,000 sq ft Sainsburys. Tenants include Hays Travel, Semi-Chem and Hallmark.

The Scheme includes 398 no. car park spaces.

Rental Terms

Unit	Rent P/a	Rateable Value	Rates Payable
3	On Application	£10,600	£5,974
4&5	On Application	£24,800	£13,978
6	On Application	£13,800	£7,778

We have been advised by LPS that the estimated rate in the pound for 2023/2024 is £0.563645

Accommodation

Area	Sq Ft	Sq M
Unit 3	840	78
Unit 4&5	2,090	194
Unit 6	1,240	115

The units are to be let on a full repairing and insuring basis. A Service Charge will be levied to cover repairs and maintenance to common areas.

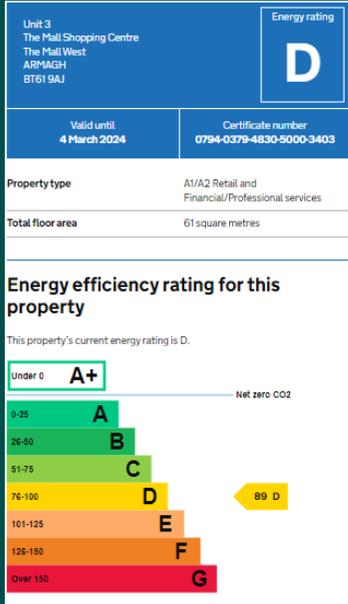
VAT

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

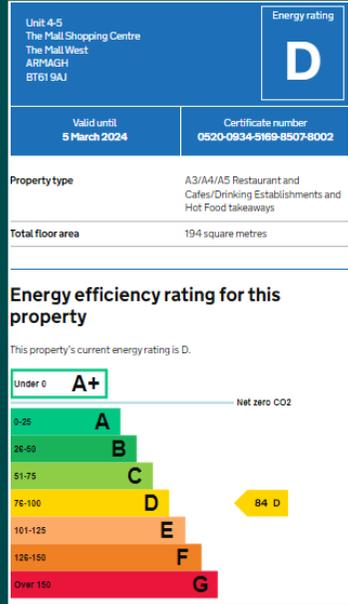


EPC

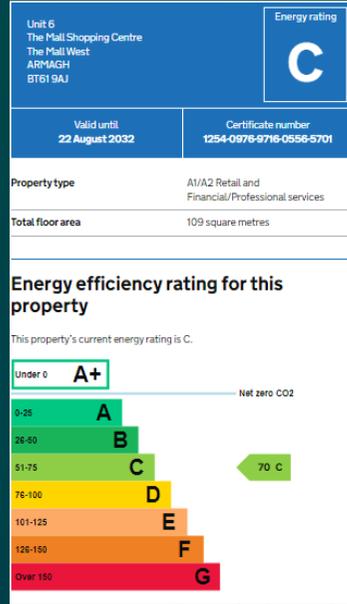
A copy of the EPC Certificates are available below and can be made available on request.



Unit 3 has been rated D-89



Unit 4 & 5 has been rated D-84



Unit 6 has been rated C-70



Contact Us

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