



To Let Prime Commercial Property

12 English Street, Downpatrick BT30 6AB

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**FRAZER
KIDD**

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Summary

- Prominent commercial premises located on English Street, Downpatrick.
- The premises is finished to a good standard extending to c.379 Sq. Ft.
- Spacious retail shop suitable for a variety of commercial uses, subject to any statutory planning consents.

Location

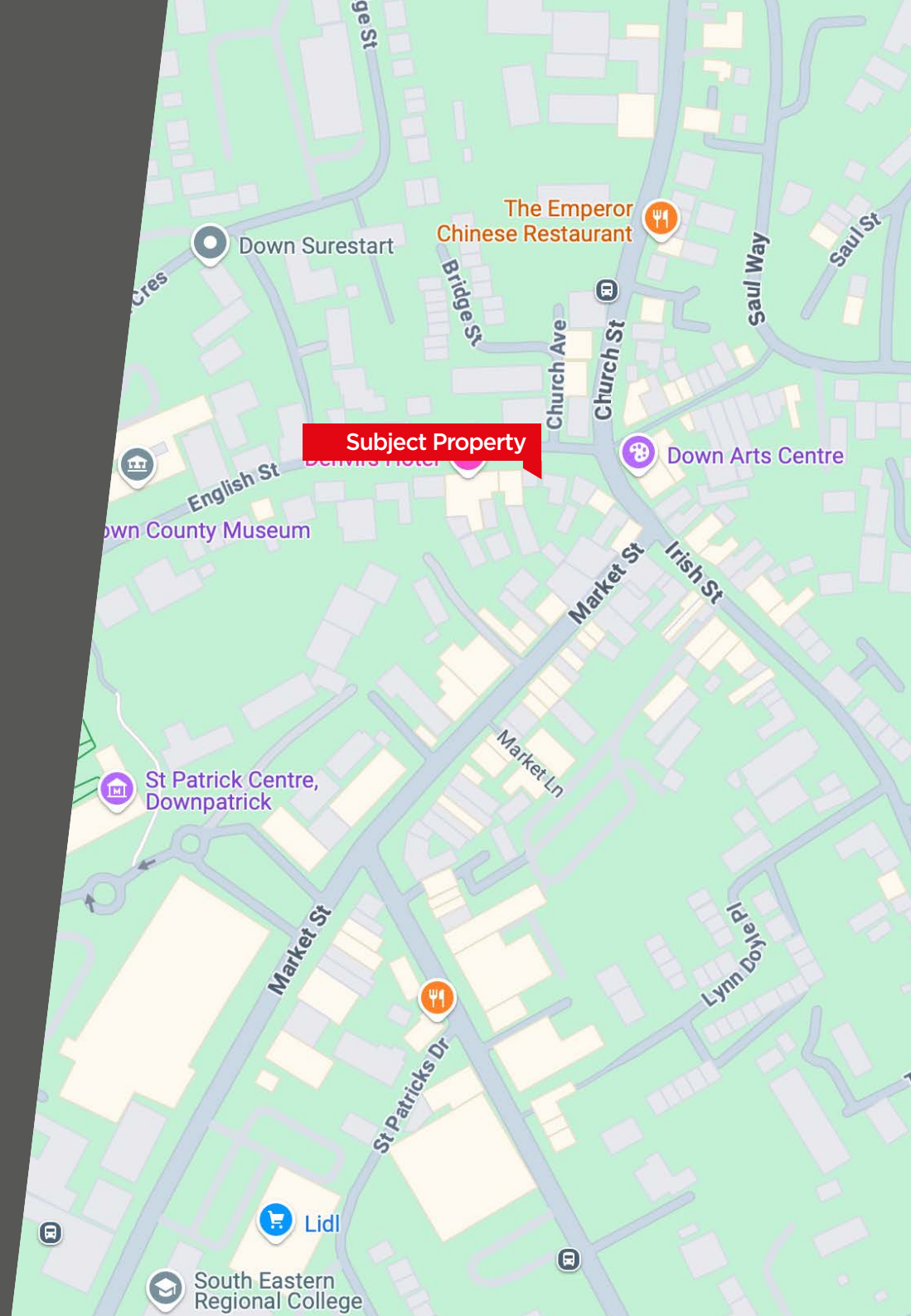
The subject property occupies a highly prominent position on English Street in Downpatrick, a vibrant and Historic location lined with charming period buildings.

Downpatrick features a mix of shops, cafés, and services, and is within walking distance of key landmarks such as Down Cathedral and the Saint Patrick Centre.

Description

Nestled in the heart of Downpatrick, the property consists of a ground floor shop/ office, rear office, with a kitchen area and toilet facilities situated at the rear of the unit. In addition, the property benefits from a 1st floor office overlooking the ground floor sales area.

The property may be suitable for an artist's studio, craft shop or office premises.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground	Sales Area	20.30	219
	Kitchen	3.64	39
	Rear Office	2.73	29
First Floor	Office	8.50	92
Total Area		35.17	379

Rates

NAV: £3,350.00

Non-Domestic Rate in £ (25/26): 0.600784

Rates Payable: £2,012.63 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Terms

Rent: £6,000 per annum

Lease: Negotiable

Repair: Tenant responsible for interior repairs and exterior repairs by way of service charge.

Service Charge: Tenant to be responsible for payment of a Service Charge in connection with the upkeep, maintenance and decoration of the exterior of the building and any common areas of which the subject premises form's part and repayment of building insurance.

VAT

All figures quoted are exclusive of VAT, we understand this property is elected for VAT.

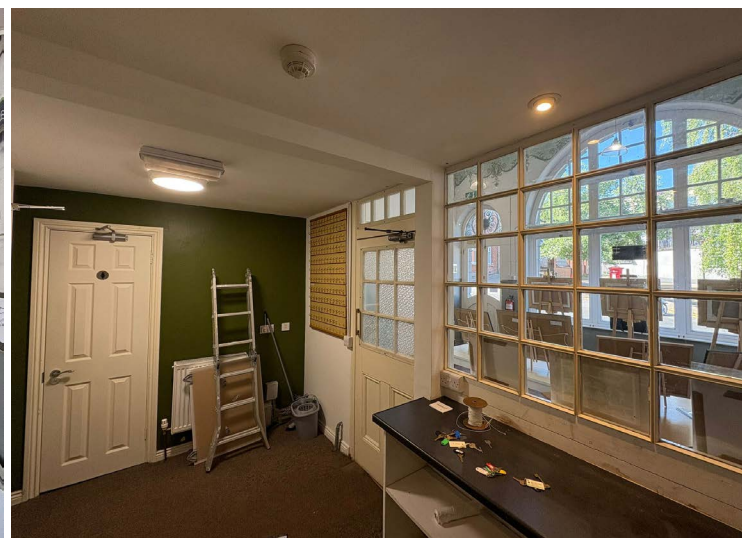
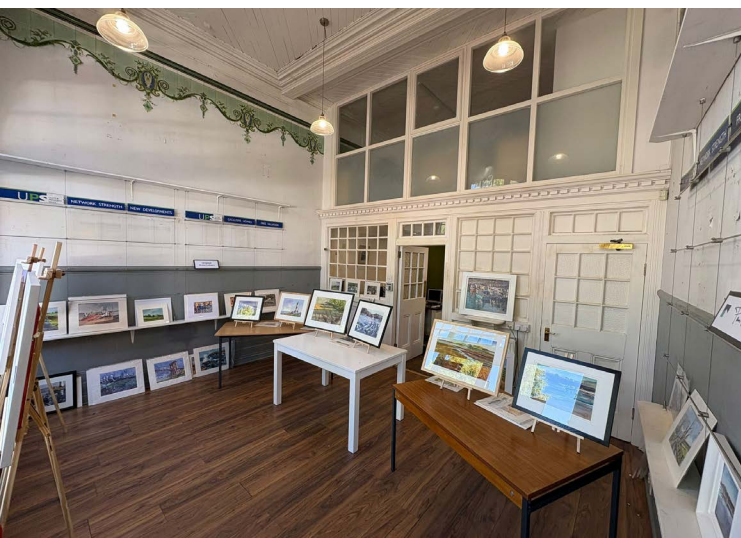
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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