

TO LET - FIRST FLOOR COMMERCIAL PREMISES

1ST FLOOR 68 -70 NEWRY STREET BANBRIDGE BT32 3HA



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Summary

- Spacious first floor commercial premises situated in the heart of Banbridge Town centre extending to c. 1,636 sq ft.
- Translink Bus station conveniently located approximately 100 meters to the rear of the subject property off Kenlis Street.
- Neighbouring retailers include Ground Espresso, Iceland, Superdrug, O2, New Look, Specsavers and House Proud.

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Location

The subject property occupies a prominent location fronting onto Newry Street, close to the Kenlis Street roundabout which is widely regarded as the prime town centre retail pitch with Neighbouring occupiers including Ground Espresso, Iceland, Superdrug, O2, New Look, Specsavers and House Proud.

Description

The premises comprises a first floor commercial premises providing two spacious open plan offices. The property benefits from a self-contained ground floor entrance accessed from Newry Street.

The accommodation has been finished to include plastered and painted walls, wood style laminate and carpeted flooring, fluorescent strip lighting and PVC double glazed windows throughout.

Accommodation

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

Reception	128 sq.ft	11.90 sq.m
Office A:	634 sq.ft	58.90 sq.m
Office B:	874 sq.ft	81.20 sq.m
Total:	1,636 sq.ft	152 sq.m

Rent

£7,000 per annum.

Rates

NAV: £11,000.00

Rate in £ (2021/22): 0.538483

Rates payable: £5,923.31

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

Tenant to be responsible for payment of a service charge in connection with the upkeep, maintenance and repair of the exterior of the premises, repayment of the landlord's building insurance premium, and agent management fee's, calculated at 5% plus VAT of the annual rent payable.

VAT

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

Viewing

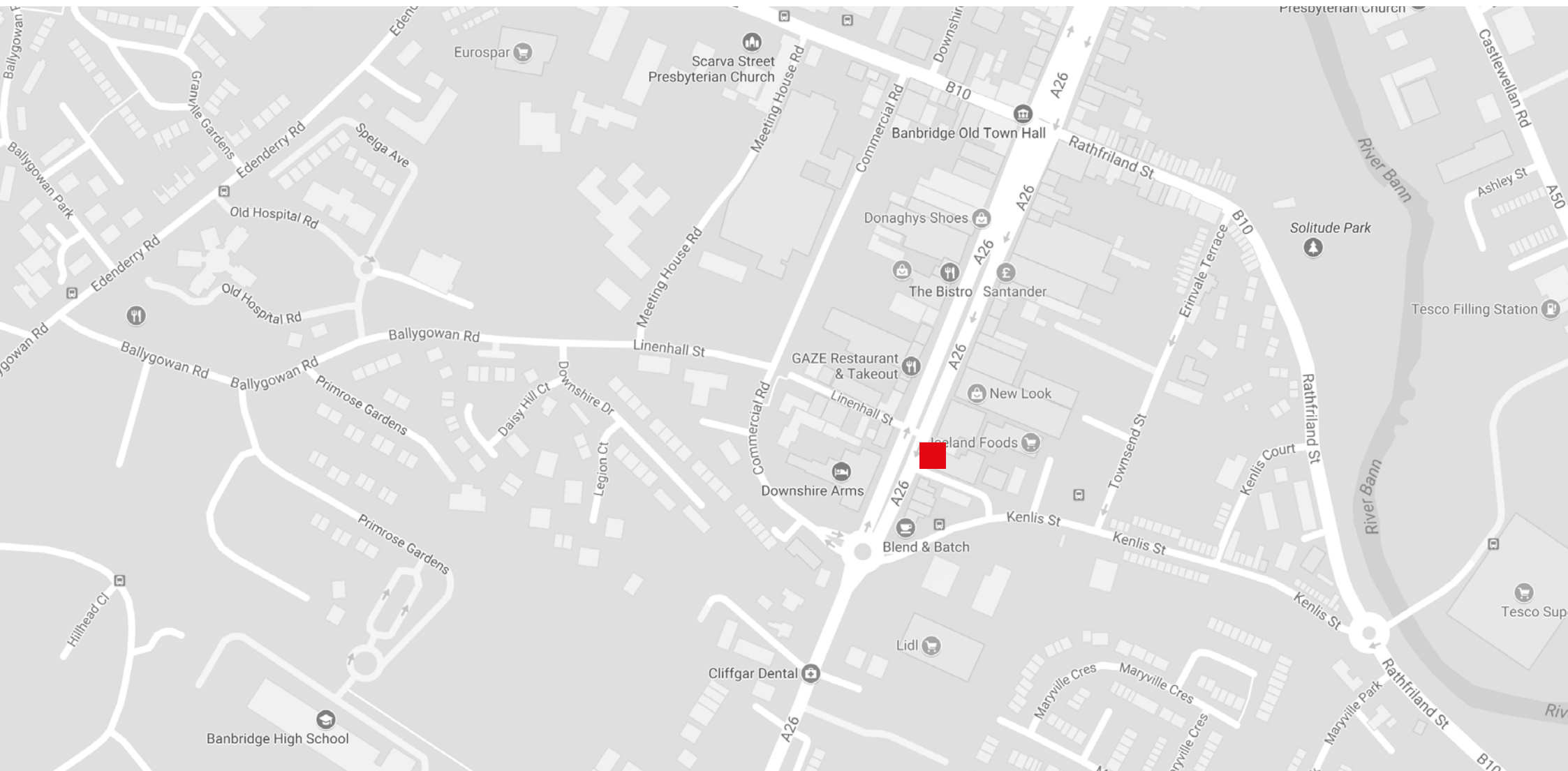
Strictly by appointment with the sole letting agents.

Frazer Kidd

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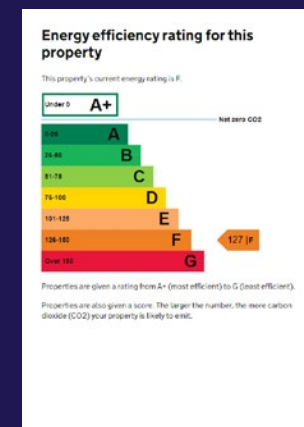
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EPC



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