



To Let Superb Retail Unit

Unit 2, 90-92 Market Street, Downpatrick, BT30 6LZ



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COMMERCIAL

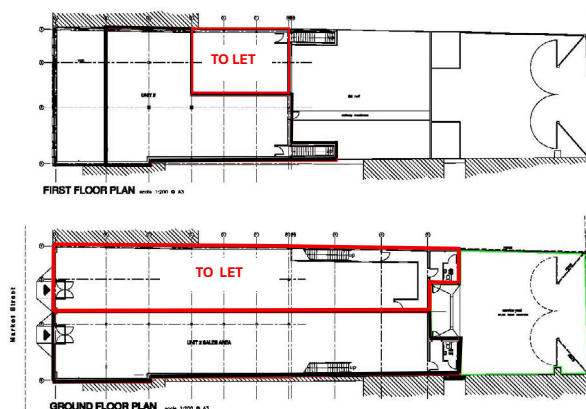
028 90 500 100

LOCATION

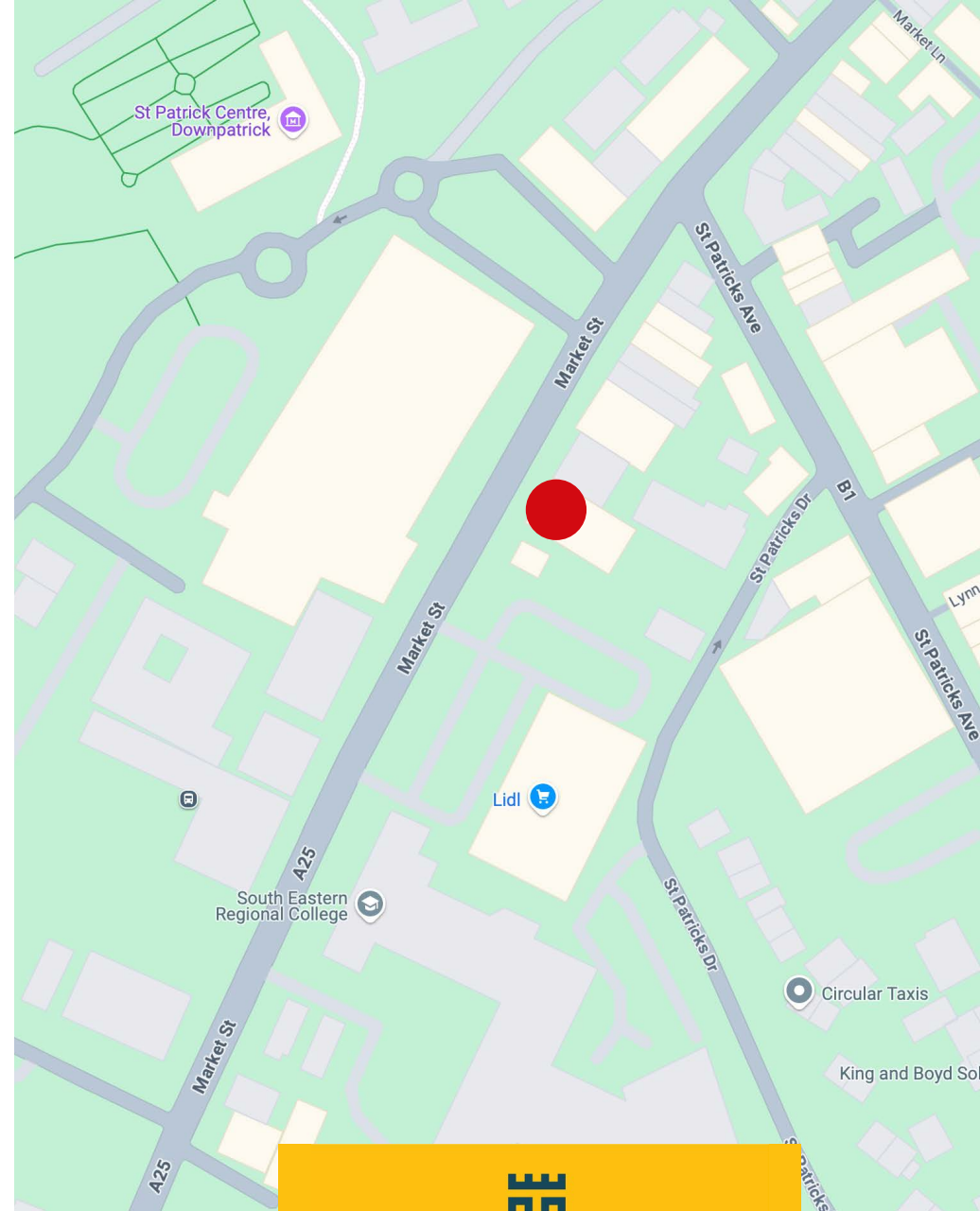
- Market Street is one of Downpatrick's busiest commercial thoroughfares, located in the heart of this thriving market town. As the administrative centre and joint headquarters of the Newry, Mourne & Down District Council, Downpatrick benefits from a strong local population, excellent transport links via the A7 to Belfast, and a large education base with over 5,000 pupils across several schools.

DESCRIPTION

- The premises offer a substantial, fully fitted Ground floor retail unit in a prominent position on Market Street, requiring minimal ingoing expenditure.
- Finished to a high standard, the unit includes modern features such as air conditioning and energy-efficient LED lighting, providing a turnkey solution for occupiers.
- Located adjacent to the South Eastern Regional College campus, which attracts over 1,000 staff and 35,000 annual enrolments, the property benefits from high pedestrian footfall.
- Surrounding occupiers include Lidl, Poundland, Savers, SD Kells, and B&M Bargains, reinforcing the area's appeal as a well-established retail destination.



Not To Scale. For indicative purposes only.



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ACCOMMODATION

Description	Sq M	Sq Ft
Ground Floor	256.85	2,764.71
First Floor	70.72	761.22
Total Area	327.57	3,525.93

LEASE DETAILS

Term:	10 years.
Rent:	£26,500 per annum.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.
Service Charge:	Levied to cover a fair proportion of the cost of external maintenance and repairs, together with any reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £18,900

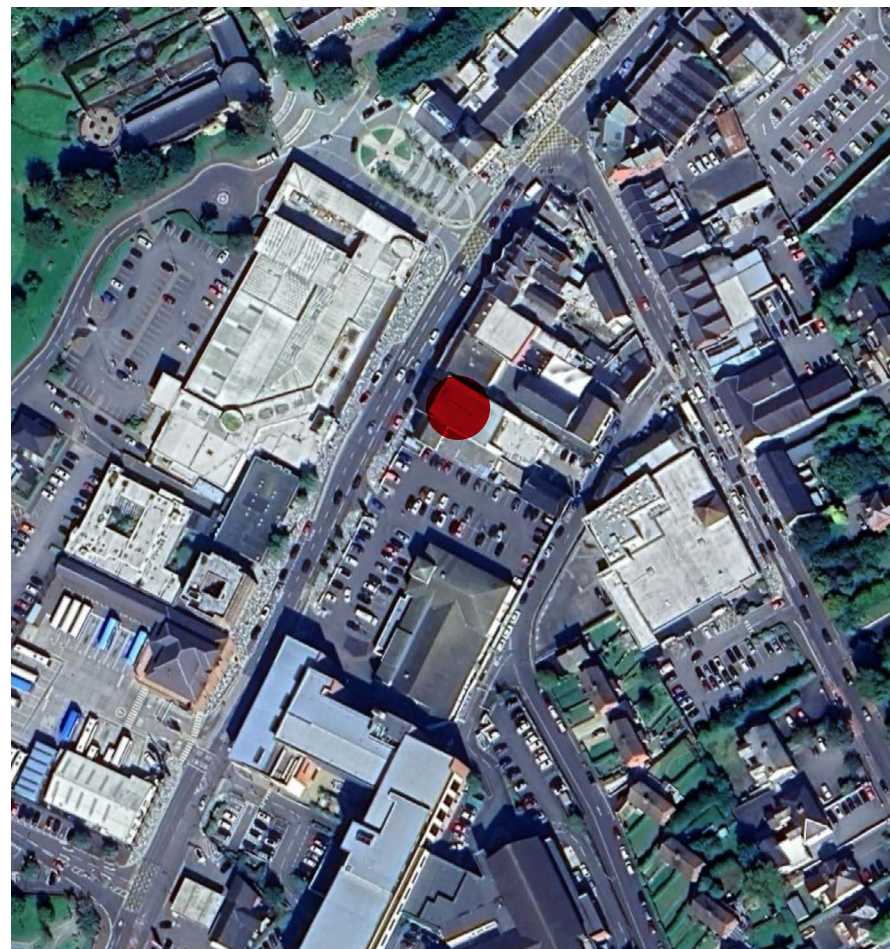
Rate in £ 2025/26 = 0.600784127

Therefore Rates Payable 2025/26 = £11,354.82

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.

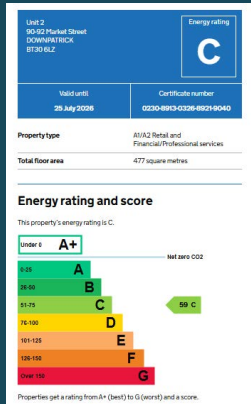


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EPC



CONTACT

For further information or to arrange a viewing contact:

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