

# TO LET



## McKIBBIN COMMERCIAL

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### PRIME RETAIL UNITS

THE GROVE  
MARKET STREET  
DOWNPATRICK  
BT30 6LZ

- Anchored by B&M & Poundland
- Fully Fitted Units
- Flexible or Long Term Leases



### CONTACT:

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### LOCATION

Downpatrick is the county town of Down, located 21 miles south of Belfast and with a resident population of 21,916 (NI Census 2021)

The Newry, Mourne and Down District is the third largest local government district in Northern Ireland with a population of 182,074.

### DESCRIPTION

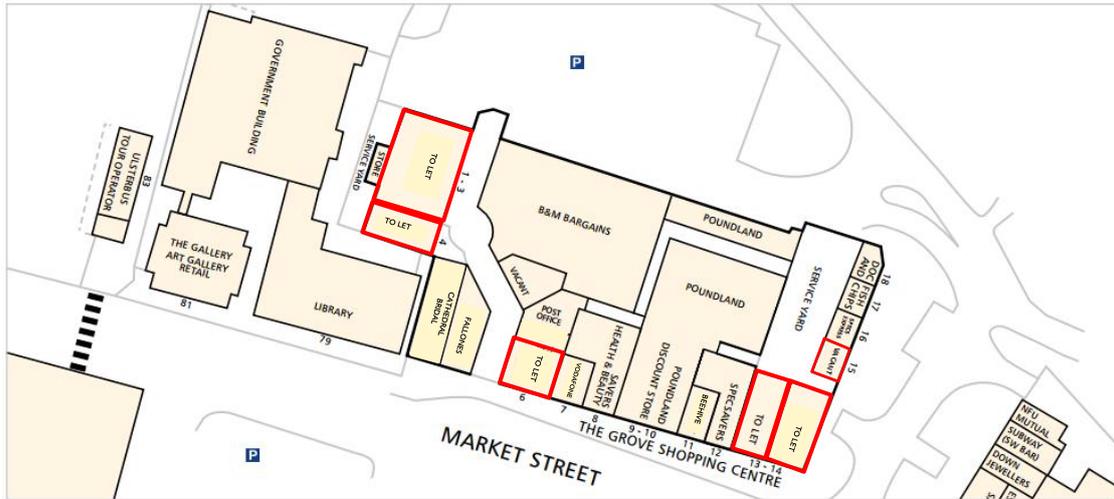
The Grove Shopping Centre is located on Market Street, adjacent to St Patrick Exhibition Centre, South Eastern Regional College together with the Translink Bus Centre, and forms the prime retailing pitch in Downpatrick town centre. The centre benefits from car parking provision for approximately 450 cars, to the rear of the scheme operated by DRD.

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## PRIME RETAIL UNITS The Grove, Market Street, Downpatrick



### LEASE DETAILS

**Term:**  
Flexible.

#### Service Charge:

A Service charge will be levied to cover the cost of management fees, external repairs, upkeep of common areas, security, and any other reasonable outgoings of the Landlord.

#### Insurance:

The Tenant will be responsible for reimbursement of a fair proportion of the Insurance premium to the Landlords.

### VAT

All prices, outgoings and rentals are exclusive of, but will be liable to Value Added Tax.

### EPC

Available upon request.

### SCHEDULE OF ACCOMMODATION

Unit	Area (Sq ft)	Rent (Per Annum Exclusive)	Estimated Service Charge (Exclusive)	NAV 2023/24	Rates Payable 2023/24
K1	300	£5,000	£714.20	£3,850	£1,699**
1-3*	3,102	£24,000	£7,358.32	£27,400	£15,120
4*	1,058	£12,000	£2,506.64	£9,250	£4,083**
5A	1,450	£22,000	£3,503.72	£15,800	£8,719
6A	1,050	£18,000	£2,346.36	£14,700	£6,489**
14	1,500	£24,000	£2,531.12	£17,100	£9,436
14A	GF 1,519 FF 2,335	£32,000	£4,661.80	£21,400	£11,809
15	711	£12,000	£1,194.04	£6,950	£3,068**

\* Units 1-4 can be combined or extended to provide a unit of up to 4,400 sqft.

\*\* Following Small Business Rates Relief

Interested parties are advised make enquiries with the LPS.



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