

**3B & 3C DOBBIN STREET, ARMAGH,  
BT61 7QN**

**TO LET**

Prominent ground floor retail units  
c. 471 sq ft – 1,094 sq ft





## FEATURES

- Situated in close proximity to Scotch Street and The Mall Shopping Centre.
- Flexible space suitable for a wide variety of uses, subject to planning.
- Immediate availability.



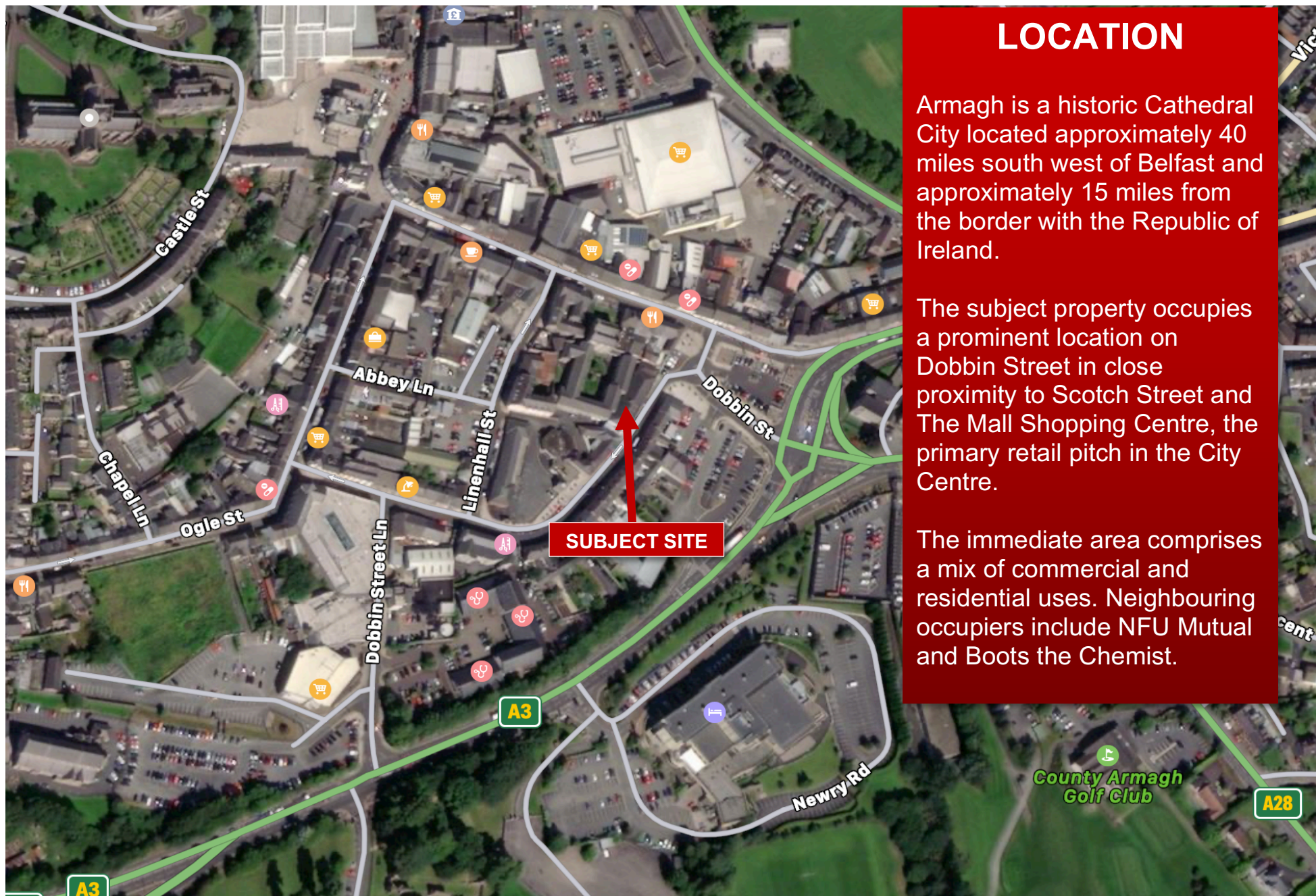
## DESCRIPTION

The property comprises two retail units on the ground floor of a two storey period style terrace property.

The units are available individually or can be combined to provide a single larger unit.

The retail units have been finished to a good standard throughout to include strip wooden flooring, plastered and painted walls, suspended ceilings and a W.C.





## LOCATION

Armagh is a historic Cathedral City located approximately 40 miles south west of Belfast and approximately 15 miles from the border with the Republic of Ireland.

The subject property occupies a prominent location on Dobbin Street in close proximity to Scotch Street and The Mall Shopping Centre, the primary retail pitch in the City Centre.

The immediate area comprises a mix of commercial and residential uses. Neighbouring occupiers include NFU Mutual and Boots the Chemist.



## ACCOMMODATION

UNIT	SQ FT	SQM
3b	471	43.75
3c	623	57.87



## REPAIRING

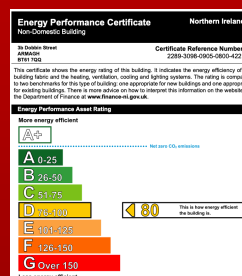
The space will be let on effective full repairing and insuring terms.

## INSURANCE

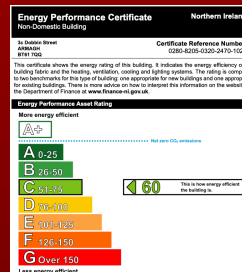
An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.

## EPC

Unit 3b has an energy performance rating of D80. A full certificate is available upon request.



Unit 3c has an energy performance rating of C60. A full certificate is available upon request.



## RENT

On application.

## TERM

Subject to negotiation.

## RATES

### Unit 3b

NAV: £5,600

Rates Payable (20/21): £2,987.11

### Unit 3c

NAV: £5,850

Rates Payable (20/21): £3,120.47

## VAT

All prices and outgoings stated are exclusive of but may be subject to VAT.

## CONTACT

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## **BELFAST**

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## **Customer Due Diligence**

*As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:*

*The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -*

*<http://www.legislation.gov.uk/ukxi/2017/692/made> Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection*

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