

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

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

TO LET



Lisney

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.

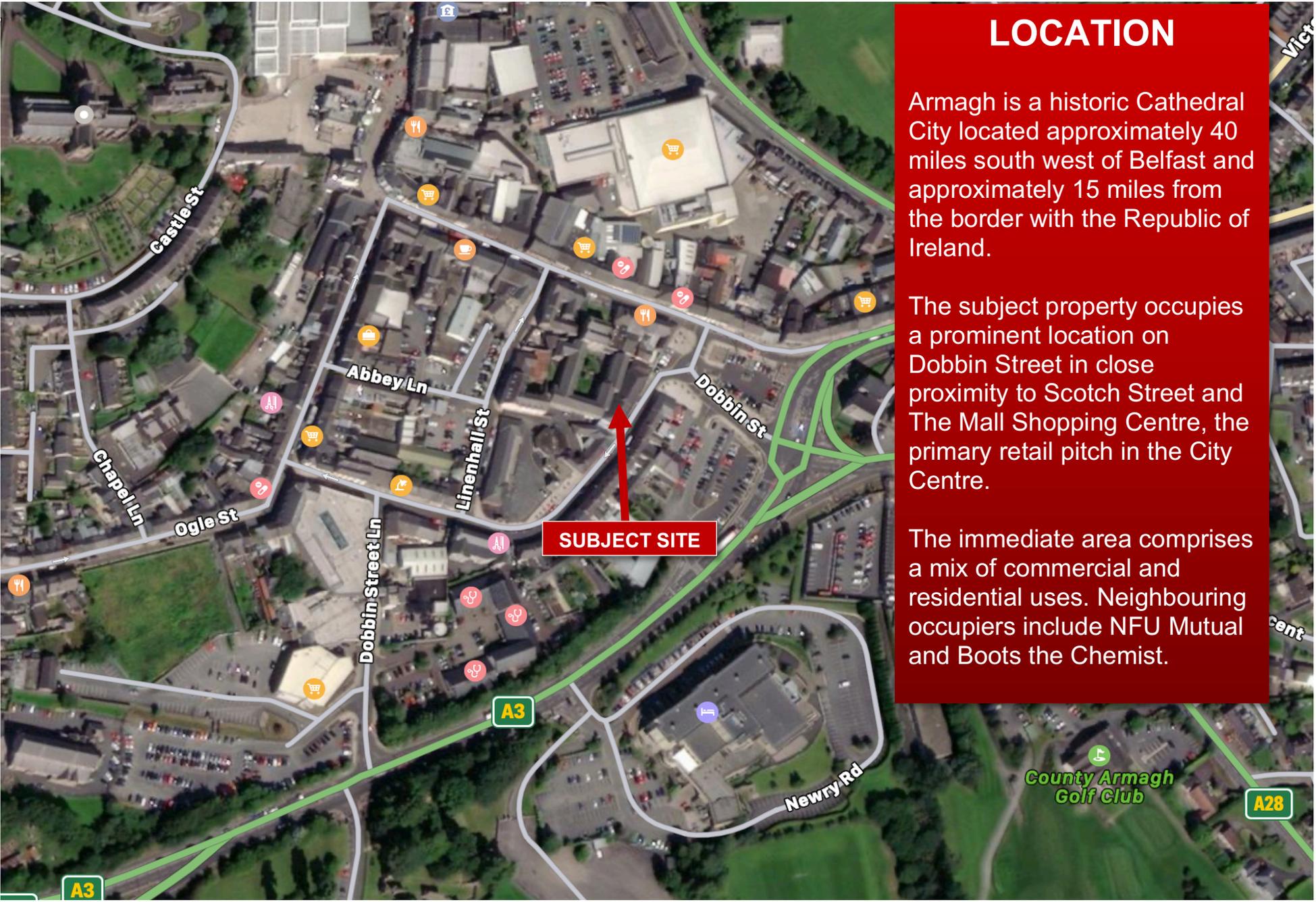


DESCRIPTION

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

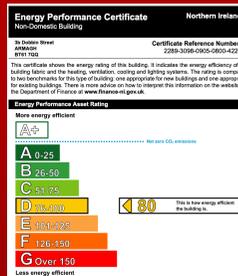
The space will be let on effective full repairing and insuring terms.

INSURANCE

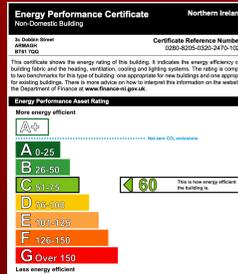
An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.

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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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

The directors of Lisney for themselves and for the vendors or lesser of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give and representation or warranty whatever in relation to the property.