



OKT
O'CONNOR KENNEDY TURTLE

TO LET Former Coffee Shop/Café & Retail Unit arranged over Ground and First Floors
Units B & C, 6 Dobbin Street, Armagh BT61 7QQ

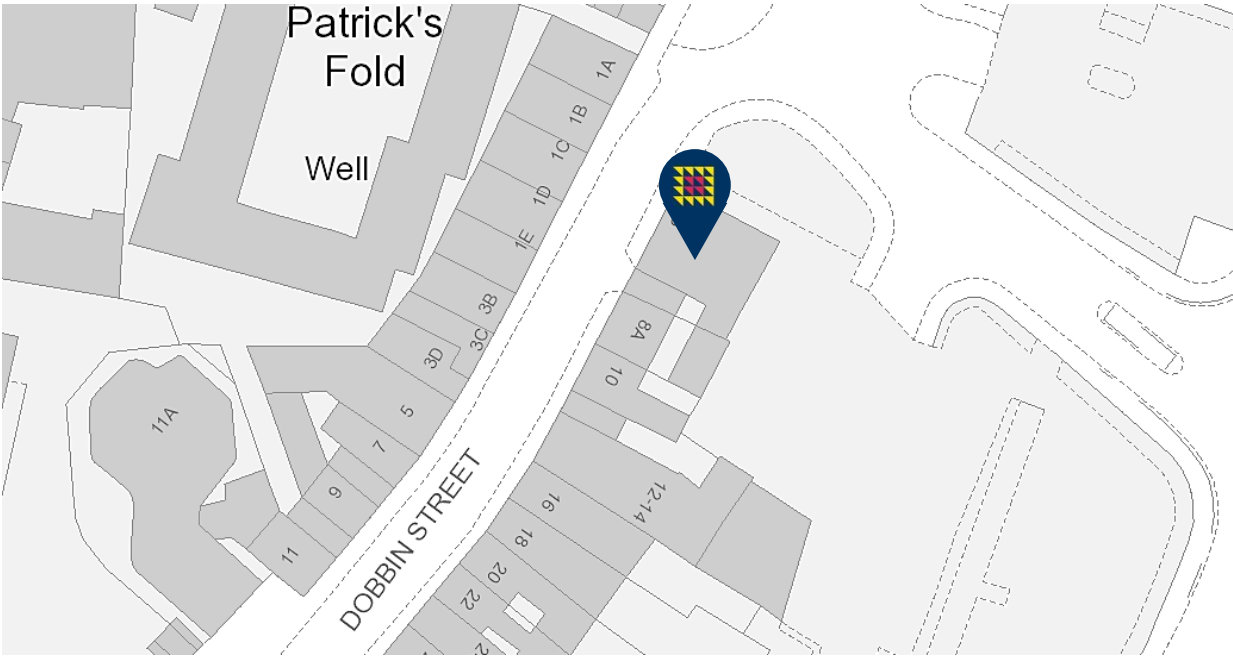
LOCATION / DESCRIPTION

The city of Armagh is located c. 33 miles south west of Belfast and benefits from a wide range of facilities and amenities to include education and retailing within The Mall and Spires Retail Park.

The subject property is located on Dobbin Street on the edge of the City Centre. The property adjoins a public car park and occupies a prominent holding on the corner of Dobbin Street and Scotch Street.

The subject property comprises a ground floor retail unit together with a former first floor coffee shop / café.

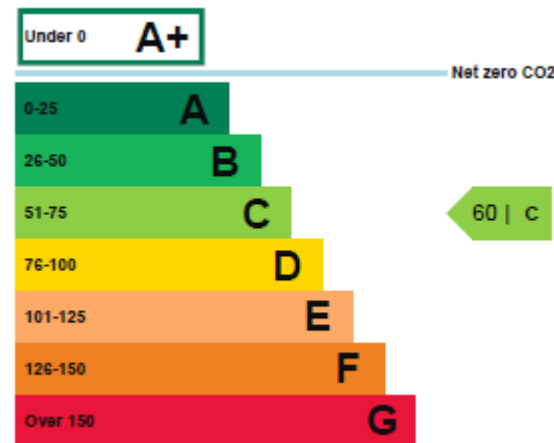
Both areas are fitted to a high standard and the upper floor has the benefit of lift access. At present, both units share a communal entrance on the ground floor however the retail shop also benefits from a dedicated entrance.



ACCOMMODATION

DESCRIPTION	AREA sq m	AREA sq ft
GROUND FLOOR		
Retail Area Disabled WC	c. 53 sq m	566 sq ft
FIRST FLOOR		
Coffee Shop	<u>c. 80 sq m</u>	<u>857 sq ft</u>
TOTAL ACCOMMODATION	c. 133 sq m	1,432 sq ft





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/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LEASE DETAILS

RENT:	£12,500 per annum
TERM:	New 10 year lease with a rent review after 5 years
REPAIRS/INSURANCE:	Full repairing and insuring basis

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £7,350. The commercial rate in the pound for 2020 / 2021 is £0.533413.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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