



OKT
O'CONNOR KENNEDY TURTLE

TO LET / FOR SALE

Modern First & Second Floor Office Suites each of c. 1,142 sq ft with lift access

8 – 10 Irish St, Downpatrick BT30 6BE

LOCATION & DESCRIPTION

Downpatrick is located in Co. Down and is approximately 23 miles south east of Belfast. Co. Down has a population of just over 454,000 and is the most industrialised region in Northern Ireland and includes the principal towns of Belfast, Newtownards, Bangor, Banbridge and Newry.

The town of Downpatrick has a resident population of c. 11,000 and benefits from a catchment area which includes Carryduff, Saintfield, Killyleagh, Portaferry, Castlewellan and Newcastle.

Modern first and second floor offices fitted to include carpeted floors, painted/plastered walls, suspended ceilings with recessed diffused lighting, perimeter trunking, electric heating, kitchen, WC's and passenger lift access.

Prominent town centre building with adjoining occupiers including Oakland Insurance, Ulster Bank, First Trust, Toals Bookmakers and Down Arts Centre.

ACCOMMODATION

Description	Area	
FIRST FLOOR		
4 No. Offices	c. 102 sq m	(1,100 sq ft)
Kitchen	c. 4 sq m	(41 sq ft)
2 No. WCs		
SECOND FLOOR		
6 No. Offices	c. 102 sq m	(1,100 sq ft)
Kitchen	c. 4 sq m	(41 sq ft)
2 No. WCs		

LEASE DETAILS

TERM:	Negotiable
RENTAL:	First Floor - £5,750 per annum Second Floor - £5,750 per annum
REPAIRS/INSURANCE:	Internal repairing and insuring lease together with service charge liability.

SALES DETAILS

PRICE:	£60,000 per floor
TITLE:	Long Leasehold

NAV

We are advised by the Land and Property Service that the current NAVs are: First Floor - £9,650 / Second Floor - £9,650. The non-domestic rate for Belfast for 2017-18 is £0.559104.

Note – LPS Small Business Rate Relief for premises with a NAV of more than £5,000 but less than £15,000 is 20%.

EPC



VAT

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

VIEWING/FURTHER DETAILS

O'Connor Kennedy Turtle
22 Adelaide Street
Belfast
BT2 8GD
T +44 (0)28 9024 8181 | E belfast@okt.co.uk
CONTACT: IAIN MCCABE | E iain.mccabe@okt.co.uk
IMcC/JP/7411

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