



Part of the
Savills Group



To Let

**Prominent Corner Retail Unit
c. 1,165 sq ft (108.23 sq m)**

Unit 7
The Market House
Market Street
Downpatrick
BT30 6LP

RETAIL

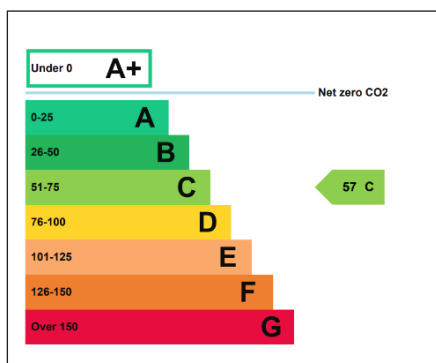


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Location Map



EPC



Location

Downpatrick is a busy market town located approximately 22 miles south of Belfast with a population of 21,916 (2021 census). The property itself occupies a prominent corner position on Market Street on the town's main retail pitch. Previously used as a bank it is equally ideal for retail use, subject to planning. The property is surrounded by a mix of commercial occupiers including NFU, Hays Travel, Danske Bank, UPS, Lidl and B&M Bargains.

Description

The unit benefits from a modern shop fit out, with full length aluminium frame showroom windows. Internally, the unit comprises wooden floors, plastered and painted walls and suspended ceilings. To the rear consists of staff and disabled WC facilities. The unit has a shared service yard to the rear. Available from September 2025.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,165	108.23

Lease Details

Term:	10 year lease.
Rent:	£20,000 per annum plus VAT.
Repairs:	Effective full repairing lease via service charge currently estimated at £860 per annum plus VAT.
Insurance:	The tenant will reimburse the landlord for the insurance premium.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£12,800
Estimated Rates Payable:	£7,690.04 (2025/2026)

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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