



**To Let**

Modern Business Unit  
**Unit 5, 11 Scarva Road Industrial Estate,  
Banbridge, BT32 3QD**



**Riddell  
McKibbin**

# Modern Business Unit

## Unit 5, 11 Scarva Road Industrial Estate, Banbridge, BT32 3QD

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### SUMMARY

- Modern Business Unit extending to c.2,472sq.ft
- Ample on site car parking
- Suitable for a range of commercial uses
- Guide Rent: £10,750 per annum exclusive

### LOCATION

The property is located in Banbridge, County Down, a key regional town in Northern Ireland on the Belfast to Dublin corridor. The town of Newry is located only 15 miles (24 km) to the south, whilst the capital is well located only 26 miles (41 km) to the north. Banbridge is well served by an extensive road network via the A1 dual carriageway and associated rail and bus links.

The subject units are located approximately 3/4 mile from Banbridge town centre in the well established Scarva Road Industrial Estate. Other occupiers within the estate include Bowman Windows, Bann Hire, Clearhill and Murdock Builders Merchants

### DESCRIPTION

The subject property is of steel portal frame construction with facing blockwork and profiled composite cladding to elevations and roof. The property benefits from a glazed shopfront, electric roller shutter door, solid concrete floors and ample on site parking.

The unit would be suitable for a range of uses (subject to planning).

### ACCOMMODATION

(All areas are approximate based on G.I.A)

Ground (to include W/C)	152.68 sq.m	1,643 sq.ft
Mezzanine	77 sq.m	839 sq ft
<b>Total</b>	<b>229.68 sq.m</b>	<b>2,472 sq.ft</b>

### EPC

E103 – A copy of the EPC is available upon request.

### LEASE

Rent: £10,750 per annum exclusive.

Term: New 5 year lease.

Reviews: 5 yearly upwards only rent review.

Repairs: Full repairing and insuring terms.

Service Charge: £600 p.a. for 20/21.

Insurance: £355 for 20/21.

### RATEABLE VALUE

Net Annual Value: £6,850

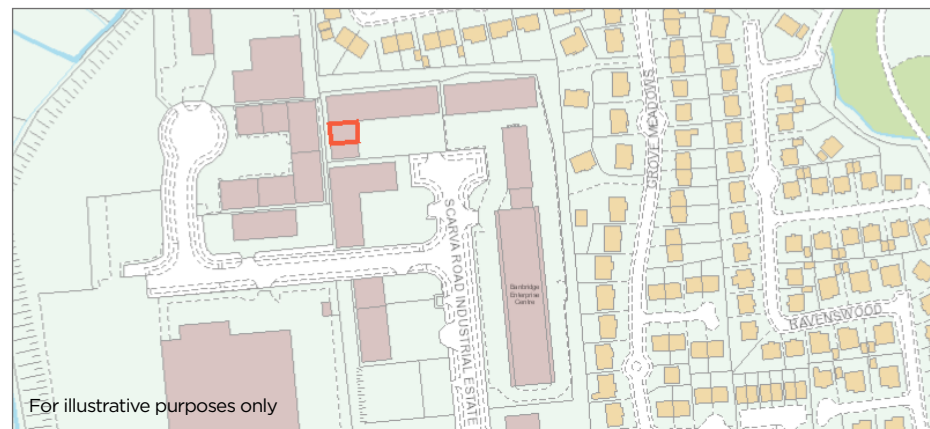
Rate in the £ 2020/21: £0.533413

Estimated Rates Payable: £3,654 p.a.

The above are estimated values only as the unit needs to be assessed by LPS.

### VAT

The property is elected for VAT, all payments due by the tenant will be subject to VAT.

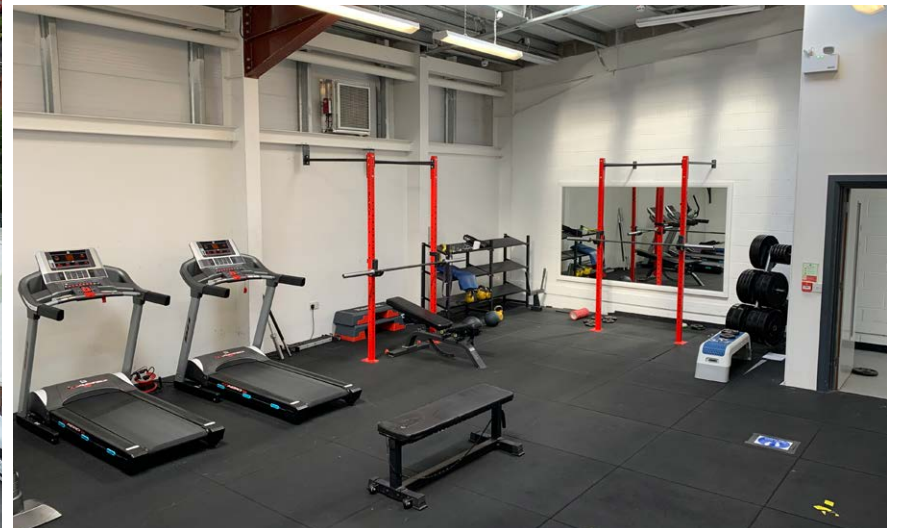




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## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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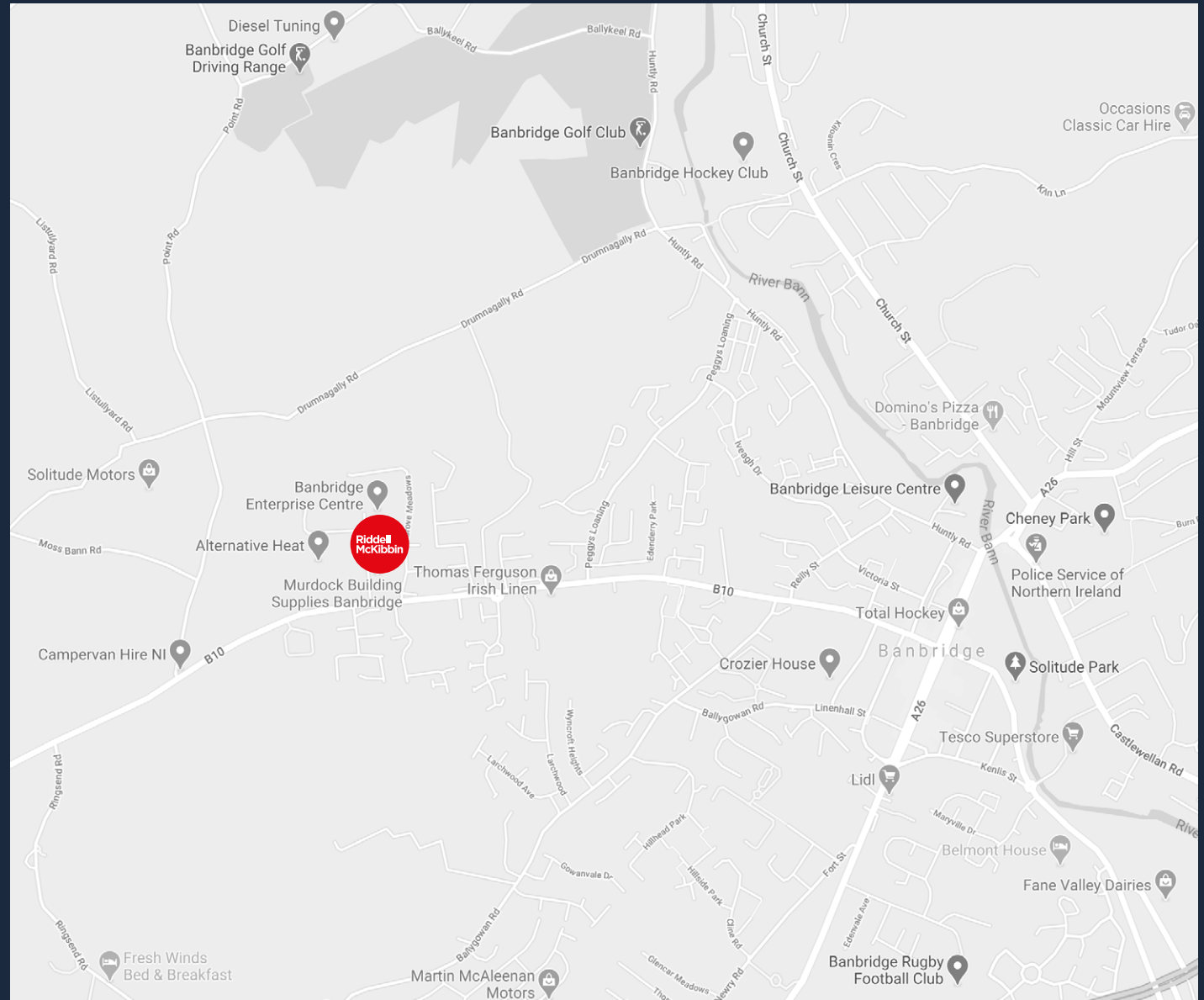
028 9531 3122

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**Ref: RM066**

## Joint Agents

Best Property Services  
028 3026 6811



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