

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

PRIME RETAIL UNITS

THE GROVE
MARKET STREET
DOWNPATRICK
BT30 6LZ

- Anchored by B&M & Poundland
- Fully Fitted Units
- Flexible or Long Term Leases



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LOCATION

Downpatrick is the county town of Down located approximately 21 miles south of Belfast. The town has a resident population of c.11,000 and district population in excess of 20,000 and benefits from a catchment area which includes Carryduff, Newcastle, Ballynahinch, Saintfield, Killyleagh, Strangford, Portaferry and Ardglass.

DESCRIPTION

The Grove Shopping Centre is located on Market Street, adjacent to St Patrick Exhibition Centre, South Eastern Regional College together with the Translink Bus Centre, and forms the prime retailing pitch in Downpatrick town centre. The centre benefits from car parking provision for approximately 450 cars, to the rear of the scheme operated by DRD.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

TO LET

PRIME RETAIL UNITS The Grove, Market Street, Downpatrick



LEASE DETAILS

Term:
10 Years.

Rent Review:
5 Yearly, upwards only.

Service Charge:
A Service charge will be levied to cover the cost of management fees, external repairs, upkeep of common areas, security, and any other reasonable outgoings of the Landlord.

Insurance:
The Tenant will be responsible for reimbursement of a fair proportion of the Insurance premium to the Landlords.

VAT

All prices, outgoings and rentals are exclusive of, but will be liable to Value Added Tax.

EPC

Available upon request.

SCHEDULE OF ACCOMMODATION

Unit	Area (Sq ft)	Rent (Per Annum Exclusive)	Estimated Service Charge	NAV 2019/20	Rates Payable 2019/20
K1	300	£5,000	£540	£3,850	£1,683**
1-3*	3,102	£40,000	£5,580	£28,600	£16,659
4	1,058	£15,000	£1,902	£9,250	£4,312**
6A*	1,050	£22,500	£1,780	£12,300	£5,732**
7	571	£17,500	£635	£7,450	£3,473**
14	1,500	£30,000	£1,914	To Be Assessed	To Be Assessed
15*	711	£13,500	£907	£5,750	£2,680**

*Units on a temporary let, but can be made available.

** Following Small Business Rates Relief

Units 1-4 can be combined or extended to provide a unit of 5,000 sqft.

Interested parties are advised make enquiries with the LPS.

