



TO LET

1st Floor, 26 Newry Street, Banbridge, BT32 3HB

Commercial unit of 5,168 sq ft

Lisney

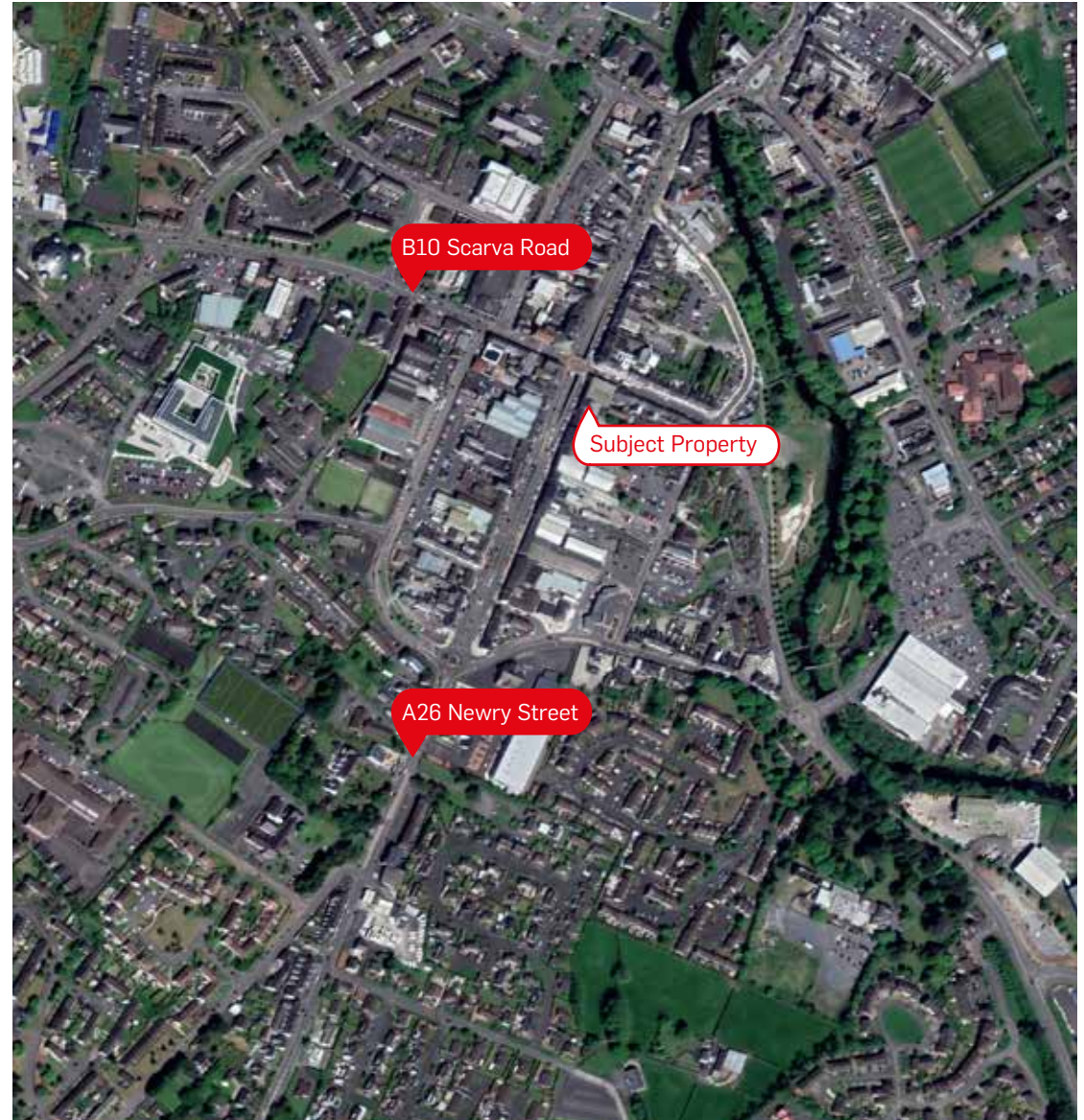
Features

- Positioned on the prime retail pitch.
- First floor accommodation of c. 5,168 sq ft.
- Option to subdivide.
- Formerly used as a gym.
- Suitable for various uses (Subject to planning).

Location

The town of Banbridge is located c. 26 miles south of Belfast and c. 15 miles north of Newry on the Belfast to Dublin Corridor. The town has a resident population of 16,653 (2011 census) and an estimated catchment of approx. 400k people within a 30 minute drive.

The subject property is situated on Newry Street, which makes up the town's prime retailing pitch, home to national retailers such as Poundstretcher, Superdrug and O2 and local retailers Donaghy's and S.D. Kells.



Description

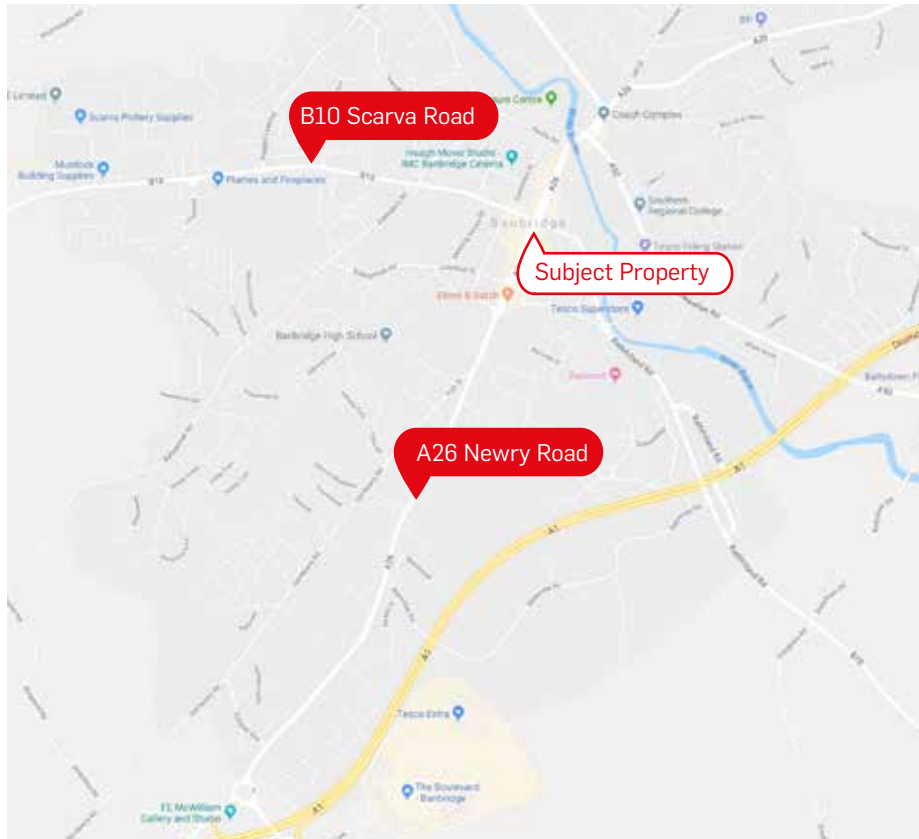
The subject property provides approx. 5,168 sqft of first floor accommodation, which would be suitable for a variety of uses, subject to necessary consents.

The property has two points of access from Newry Street which presents the opportunity for subdivision of the space to meet occupier demand. The property was most recently used as a gym and elements of this fit out remain in place, this can either be removed or left insitu for use by an incoming occupier.

Accommodation

First Floor: 5,168 sq ft (480 sq m).





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EPC Rating

The property has an energy efficiency rating of E110.

A full certificate can be made available upon request.



Rent

£20,000 per annum exclusive.

Repairing

Internal repairing and insuring basis.

Term

Negotiable.

Rates

Net Annual Value: £23,000

Rate Poundage (18/19): 0.589932

Rates Payable (18/19): £13,568.44

VAT

We understand the subject property has not been elected for VAT.

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 Lisney. 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.

Contact

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