



**To Let**  
**Prominent Retail Unit**

Unit 4/5, 94 Scarva Street, Banbridge, BT32 3AD



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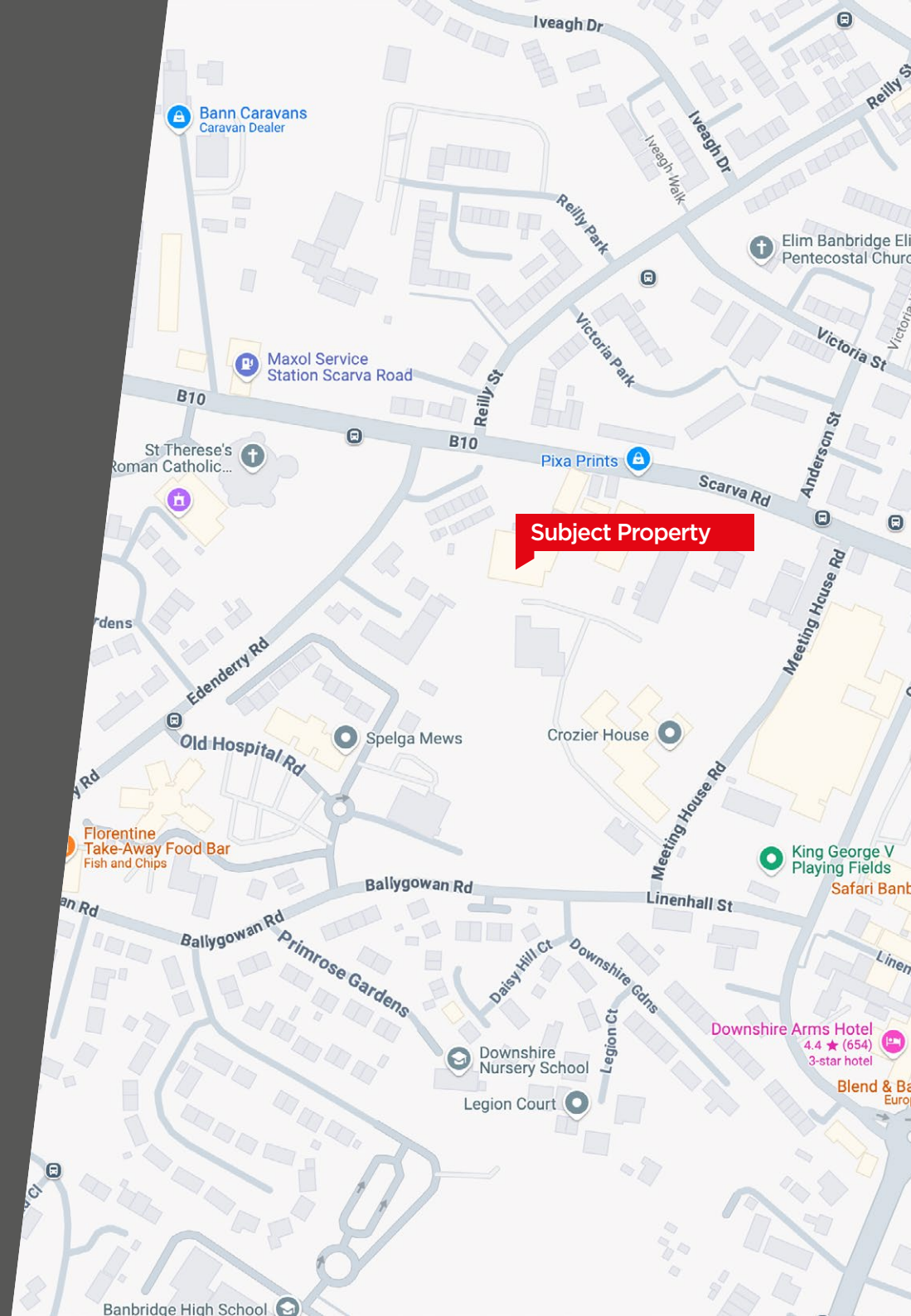
## Summary

- Located on the edge of Banbridge town centre within a busy neighbourhood shopping parade including a Eurospar.
- The premises would be suitable for a wide range of uses subject to planning.
- This premises has a highly visible shop frontage extending to c. 987 sq ft with excellent on-site car parking facilities.
- Suitable for a variety of commercial uses, subject to any statutory planning consents.

## Location

The property is located fronting onto the Scarva Road, on the edge of Banbridge town centre. The unit occupies a highly prominent position adjacent to a Eurospar and Winemark off-sales.

The immediate area is a popular and well-established residential location, conveniently positioned close to a local primary school and secondary schools with c. 0.2 miles (1 minute drive) from the heart of Banbridge town centre.



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## Description

The property comprises a spacious retail unit previously occupied by a café. The unit extends to c. 987 sq ft and is finished to a good standard including electric heating, suspended ceiling with recessed lighting, WC facilities, with plastered and painted walls throughout. The property also benefits from two roller shutters and a glazed shop frontage.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Sales Area	77.95	839
Store 1	2.43	26
Store 2	10.52	114
Outside store	0.68	8
W/Cs		
<b>Total Approximate Net Internal Area</b>	<b>91.58</b>	<b>987</b>

## Rates

NAV: £9,400

Non-Domestic Rate in £ (25/26): 0.609969

Rates Payable: £5,734 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Rent

Inviting offers in the region of £14,000 per annum

## VAT

All figures quoted are exclusive of VAT, which may be payable.

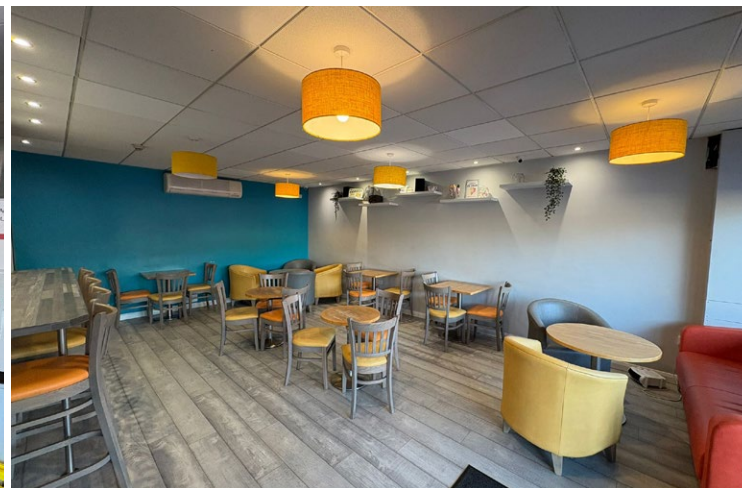
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Beth Brady**

07775 924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

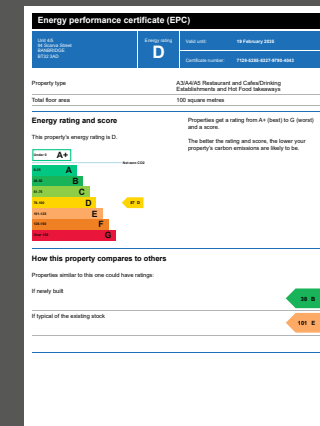
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

## EPC



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