



## To Let New Build Retail Unit

Unit 1, 12 Newry Road, Banbridge, BT32 3HN



# To Let New Build Retail Unit

Unit 1, 12 Newry Road, Banbridge, BT32 3HN

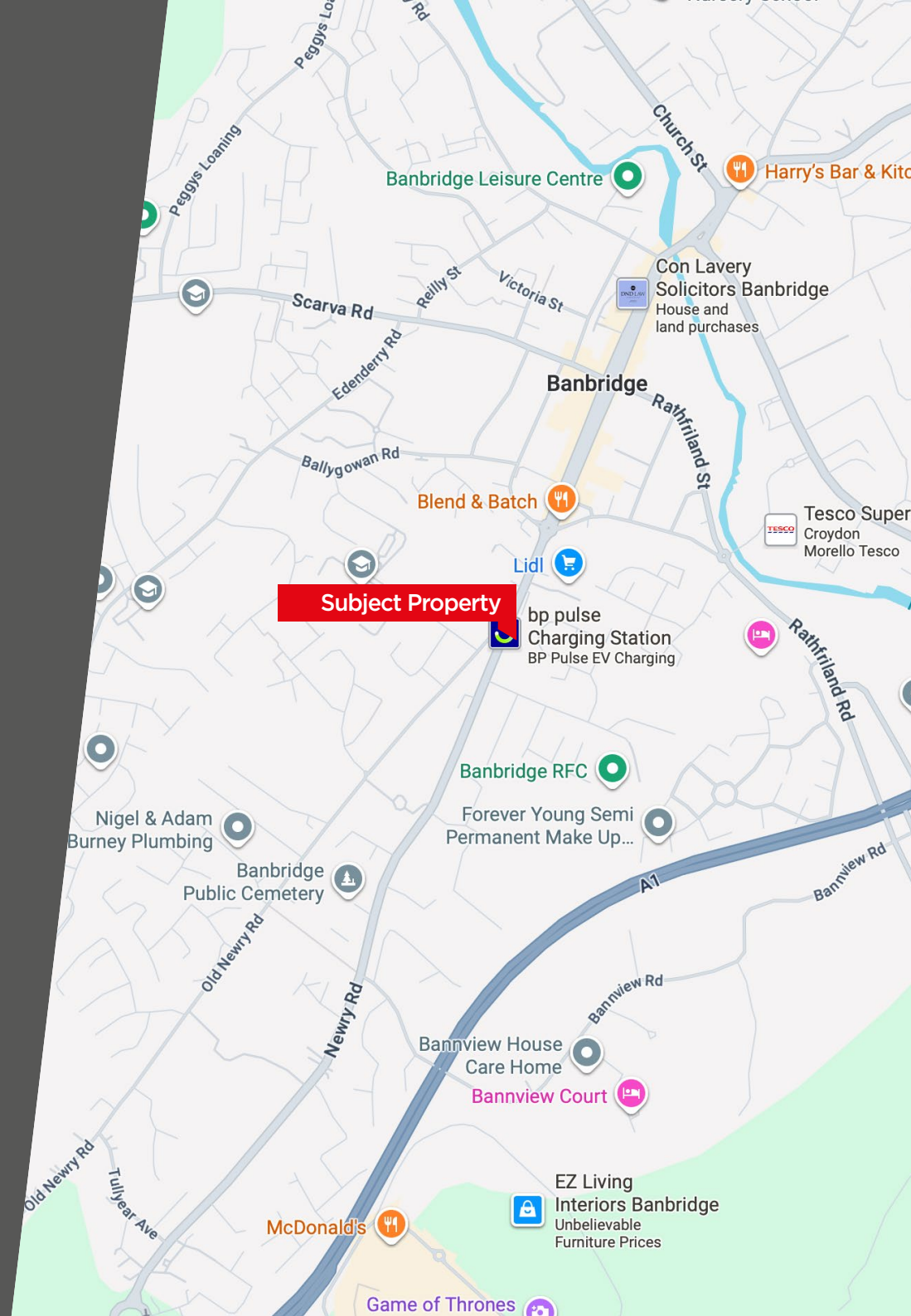
## Summary

- Situated within a strong residential catchment area, on the fringe of Banbridge town centre.
- Comprises a new-build commercial unit extending to c. 828 sq ft
- Adjacent to a new Vivo Xtra & PFS with frontage overlooking the forecourt & car park.
- Suitable for a range of commercial uses, subject to planning permission.

## Location

The property is located in Banbridge, County Down, a key provincial town in Northern Ireland on the Belfast to Dublin corridor located around 13 miles from Newry and approximately 25 miles south-west of Belfast City Centre. Banbridge is well served by an extensive road network via the A1 dual carriageway and associated rail and bus links. Banbridge has a district population in the region of c. 35,000 persons (2021 Census).

The subject is strategically located within Banbridge fronting onto the Newry Road, just outside the town centre and surrounded by housing and benefitting from high volumes of passing vehicular traffic.



# To Let New Build Retail Unit

Unit 1, 12 Newry Road, Banbridge, BT32 3HN

## Description

The commercial unit is adjacent to the Vivo Xtra with excellent frontage and signage visibility, overlooking the forecourt & car park. The unit will be handed over in shell specification to an incoming tenant, with the benefit of a shop frontage and electric roller shutter door.

The unit may be suitable for alternative uses, subject to planning.

## Accommodation

The Gross Internal Area of the unit is approximately 828 Sq Ft (77 Sq M).

## Lease

Length of lease by negotiation up to a maximum of 5 years.

## Rates

To be assessed by LPS.

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Rent

Inviting offers in the region of £15,000 per annum.

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to pay a service charge in respect of a proportion of the landlord's costs including building insurance, upkeep, maintenance & repair of the exterior of the building and the grounds of which the subject premises form's part.

## VAT

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

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

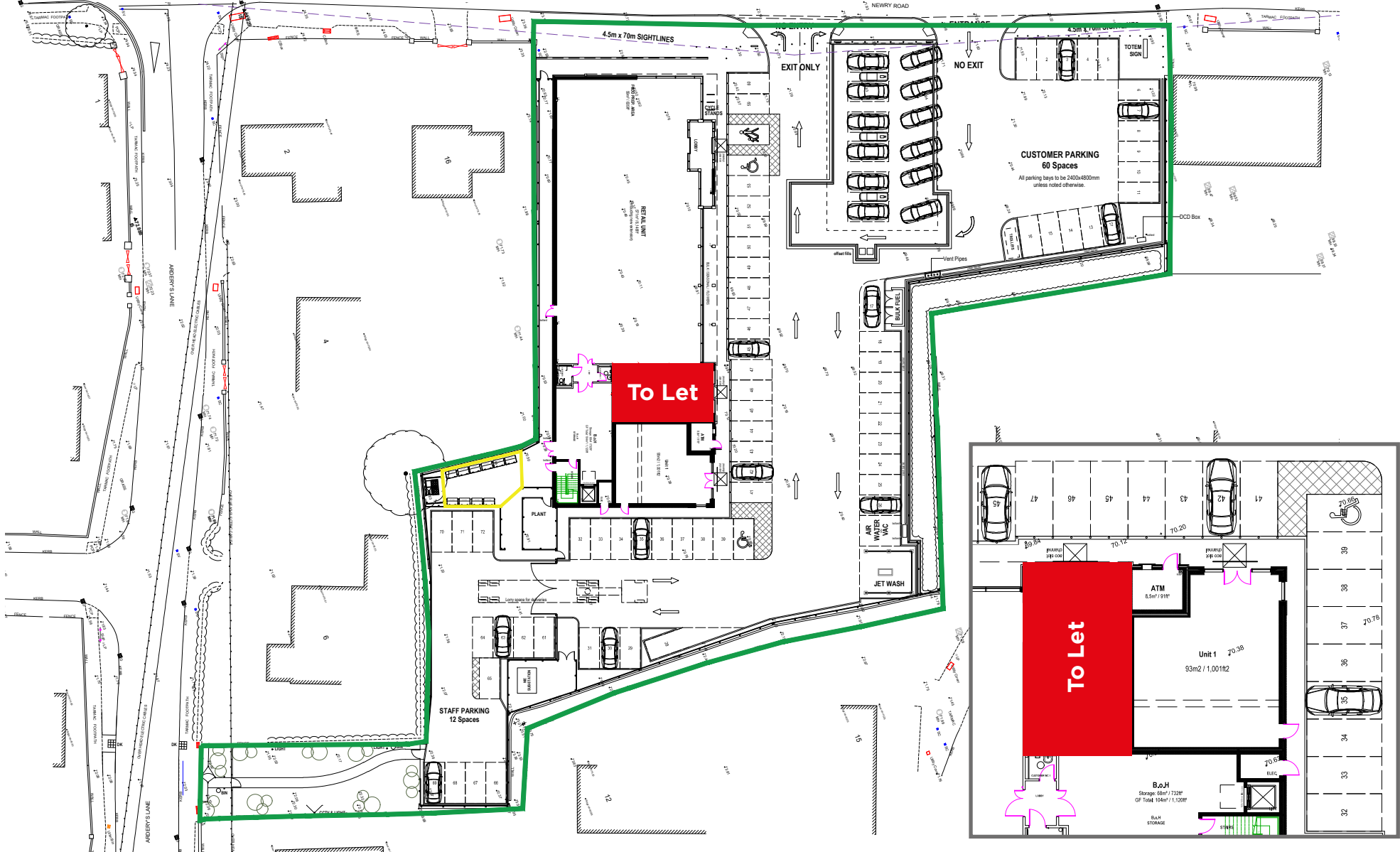
028 9023 3111

mail@frazerkidd.co.uk



# To Let New Build Retail Unit

Unit 1, 12 Newry Road, Banbridge, BT32 3HN





# FRAZER KIDD

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)

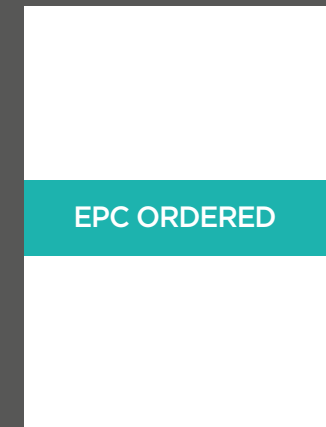
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

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

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

EPC



**Disclaimer**

Frazer Kidd Property Limited for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 – <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 Frazer Kidd Property Limited. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.