



## To Let by way of Assignment Prominent Retail Unit

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

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**FRAZER  
KIDD**

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## Summary

- Located on the edge of Banbridge town centre within a busy neighbourhood shopping parade including a Eurospar.
- The premises has hot food planning consent and 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.

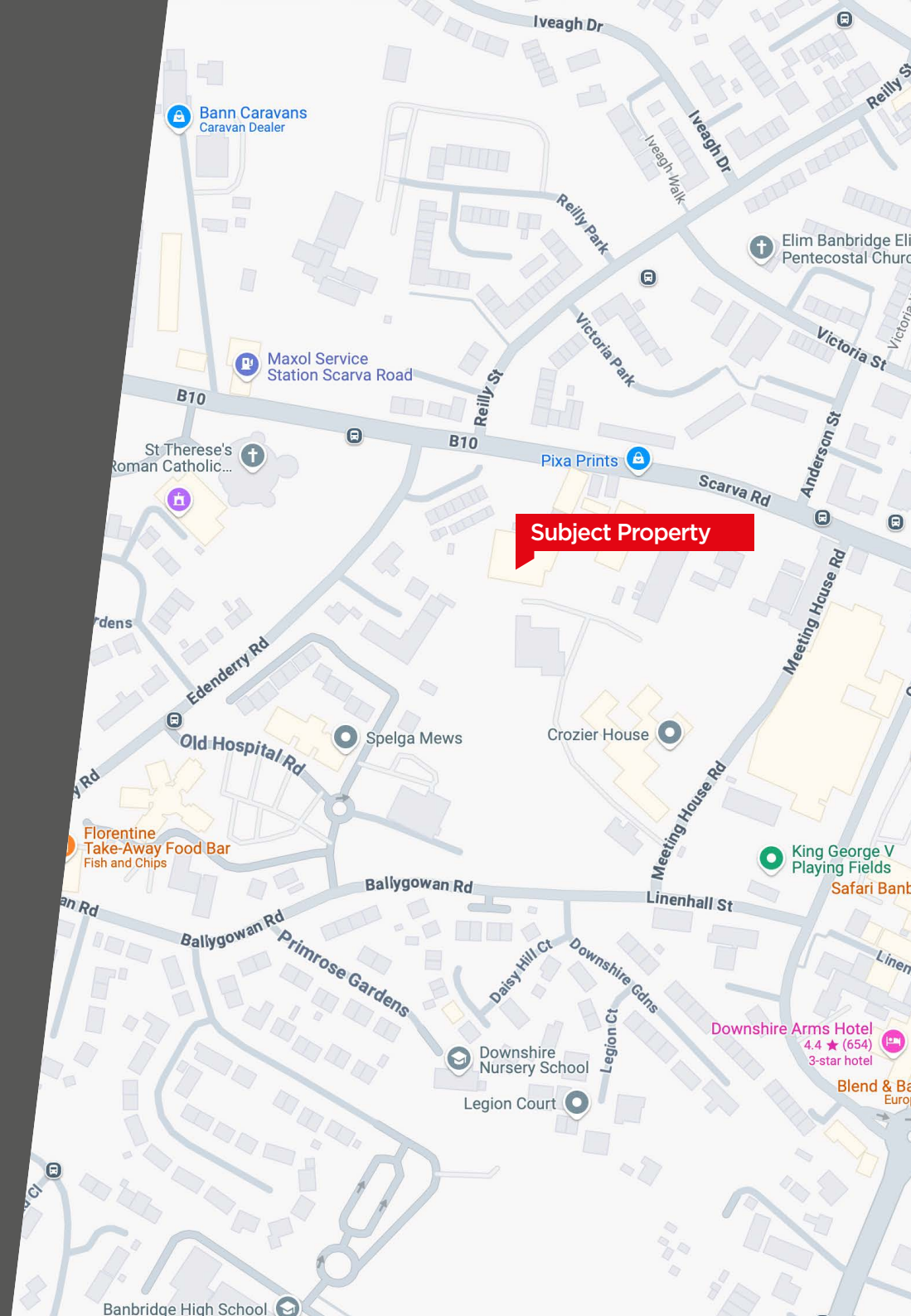
## Location

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.

## Description

The property comprises a spacious retail unit with hot food planning consent, 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.



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## 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: £11,200

Non-Domestic Rate in £ (24/25): 0.589553

Rates Payable: £6,603 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).

## Lease

The property is available to lease by way of assignment.

Term:

5 years from 1st July 2023

Rent:

£14,000 per annum

Lease:

Tenant responsible for internal repairs

Break Option:

1st January 2026

Service Charge:

Tenant responsible for payment of a service charge in relation to a proportion of the landlord's costs in respect of external repairs and building insurance.

Management Fee:

Tenant responsible for payment of agent management fees calculated at 5% +VAT of annual rent.

## 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

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