



## To Let New Build Retail Unit

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

  
**FRAZER  
KIDD**

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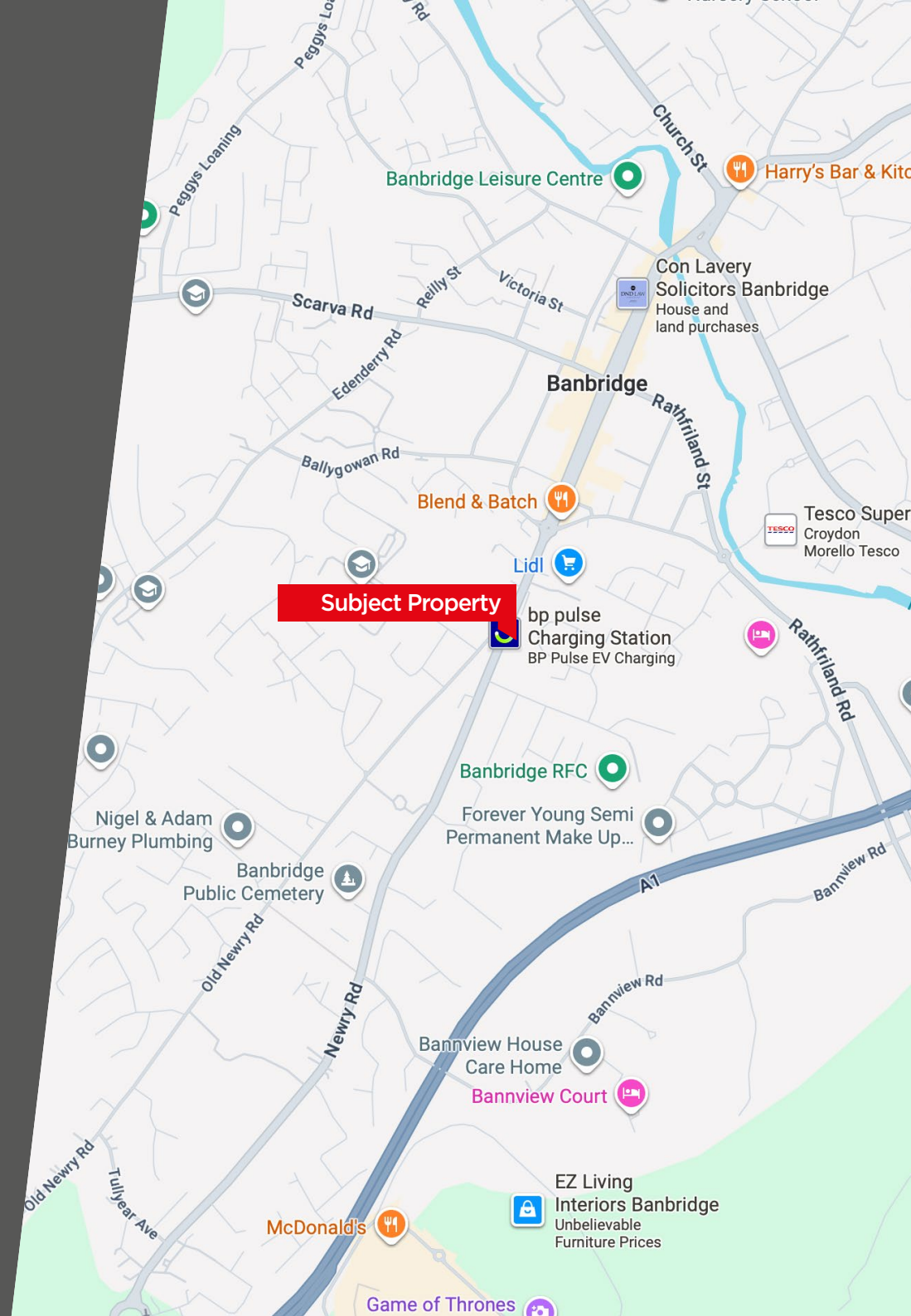
## Summary

- 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.



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## Description

The commercial unit will sit 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**

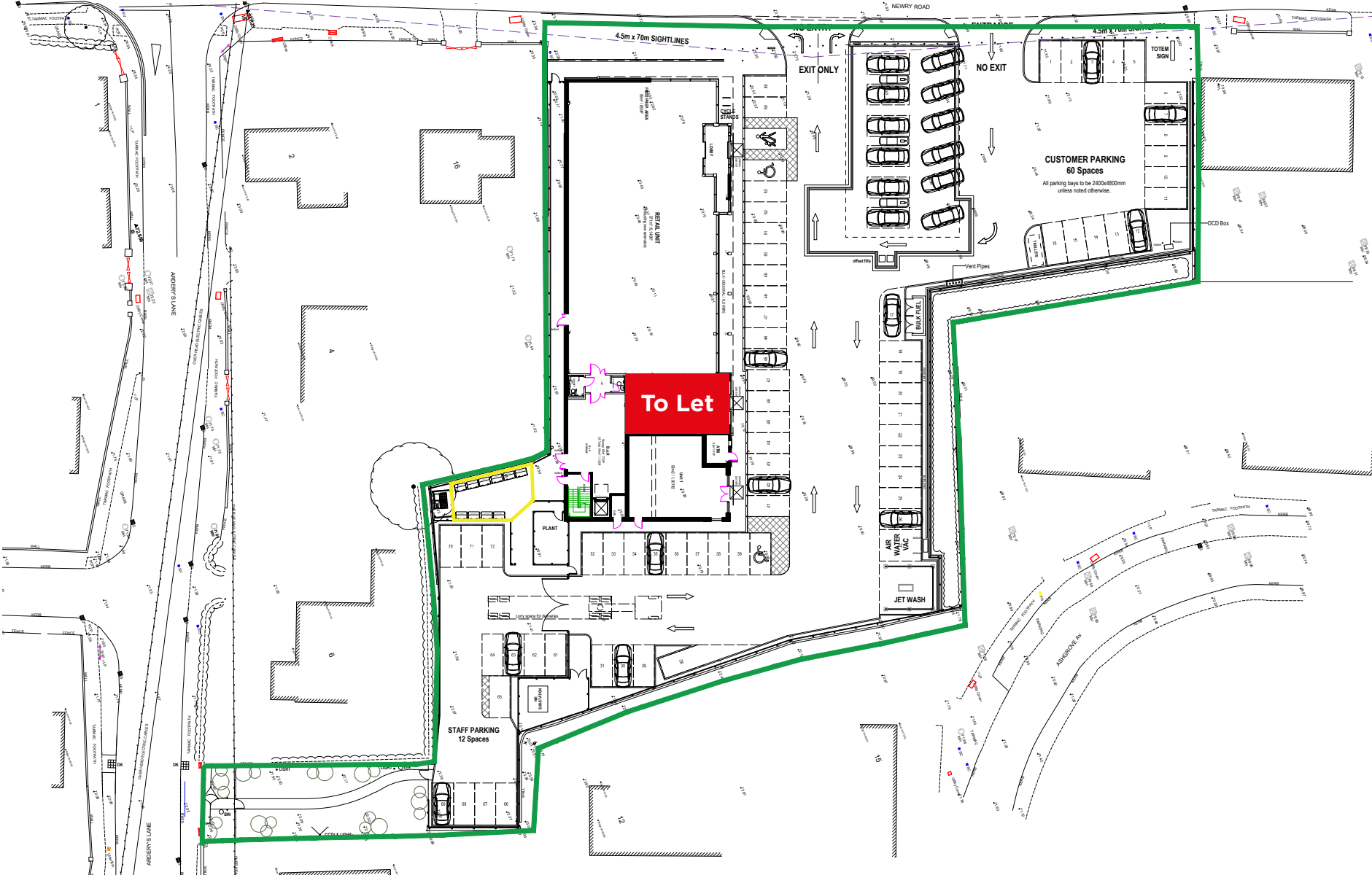
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# FRAZER KIDD

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