



info@alexanderreidfrazier.com  
CHARTERED SURVEYORS  
AUCTIONEERS, ESTATE AGENTS & VALUERS  
RATING & COMPENSATION CONSULTANTS  
6, ENGLISH STREET, DOWNPATRICK  
BT30 6AB, CO. DOWN

## 30A St Patricks Avenue, Downpatrick, BT30



- Shell Spec
  - Central location
- £4,000.00 Per annum plus Rates**

This unit shall be available with vacant possession.

The prominent position with similar properties adjoining and opposite are within a well established shopping thoroughfare.

The Tenant shall be allocated an individual parking space to the rear.

### INTERNAL MEASUREMENTS:

FRONTAGE: 12 ft, depth 34ft plus  
8ft 6 width x 23 ft depth

FLOOR AREA: Approximately 603 sq ft

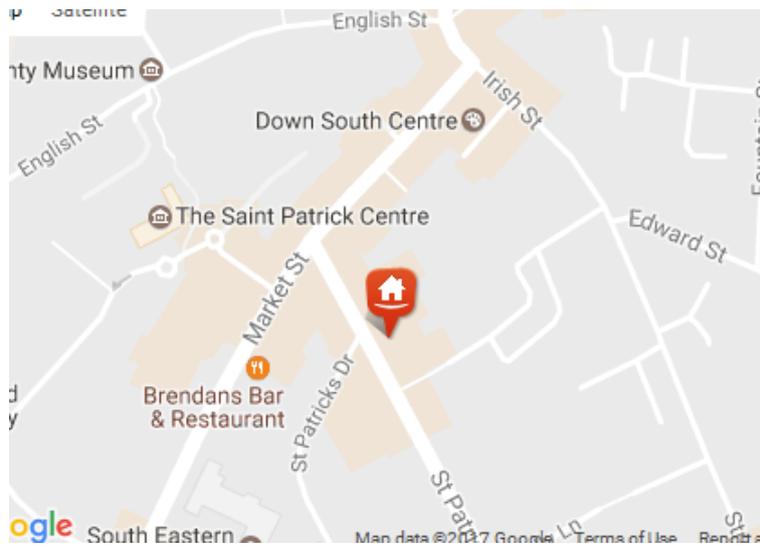
LEASE: Negotiable with three year rent reviews

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RATEABLE VALUE:

£6,300.00 NAV

£3452.09 20016/2017



**VIEWING STRICTLY BY APPOINTMENT THROUGH AGENTS**

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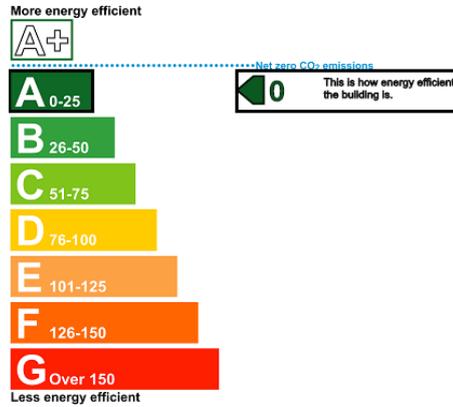
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**ACCOMMODATION COMPRISES:**

N.A.V            £6,300.00

TENURE

EPC



**VIEWING STRICTLY BY APPOINTMENT WITH THE AGENTS**