

**ALEXANDER  
REID & FRAZER**  
CHARTERED SURVEYORS

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

**TO LET**

**2 CHURCH STREET, DOWNPATRICK,  
BT30 6EP**

**GROUND FLOOR OFFICES**



**ASKING RENT: On Application**

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**These ground floor premises offer excellent office facilities which are well presented. The premises are laid out with a spacious reception area, 4 separate offices along with kitchen and wash room facilities. Enjoying a prominent position within the town these should be suitable for a variety of purposes and we would strongly encourage viewing.**

**ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH:**

**RECEPTION AREA:**                      **with counter**

**OFFICE 1:**                                      **21'2" x 15'8" (6.45m x 4.78m) at widest points, 2 storage heaters, feature round wall**



**WASHROOM:**                      **with wash hand basin and low level wc**

**OFFICE 2:**                                      **13'0" x 9'3" (3.96m x 2.82m), storage heater, partial tongue & groove wood panelling**



**REAR HALL:**

<b>OFFICE 3:</b>	<b>14'9" x 9'0" (4.5m x 2.74m), storage heater</b>
<b>OFFICE 4:</b>	<b>15'9" x 9'7" (4.8m x 2.92m), storage heater, fire escape door</b>
<b>KITCHEN:</b>	<b>fitted units, single drainer sink unit</b>
<b>WASHROOM:</b>	<b>wash hand basin and low level wc</b>
<b>SEPARATE WC:</b>	
<b>RATES:</b>	<b>£7400 as per the Land and Property Services Website with rates payable for the year 2016/2017 being £4054.84. Interested parties should make their own enquiries.</b>
<b>LEASE:</b>	<b>Negotiable with 3 year rent reviews</b>
<b>RENT:</b>	<b>Asking Rent £5000 per annum</b>
<b>V.A.T.:</b>	<b>Prices, outgoings, and rents are exclusive of but may be liable to Value Added Tax</b>

