

**ALEXANDER  
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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**

**48 MARKET STREET, DOWNPATRICK, BT30 6LX**

**PROMINENT RETAIL UNIT**

**c. 1360 sq ft (c. 126 sq m)**



**ASKING RENT: £13,000 per annum**

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**Location:**

Downpatrick is located approximately 22 miles south east of Belfast, 10 miles from Ballynahinch and 12 miles from Newcastle.

The property is located in a prominent position on Market Street and within close proximity of St Patrick's Avenue, Grove Shopping Centre and Market House.

Neighbouring occupiers include Boots, Card Factory, Danske Bank as well as other local retailers.

**Description:**

The property comprises of ground floor accommodation with frontage of approximately 17.5 ft. Previously occupied as a shoe shop the unit currently comprises of an open sales area with store beyond.

**Accommodation (overall measurements):**

Frontage: 17'7" (5.37m)  
Depth: 42'2" (12.85m)  
Store: 3.02m x 5.40m (9'11" x 17'9")

**Lease Details:**

**Asking Rent:** £13,000 per annum

**Lease:** 10 year lease full repairing

**Insurance:** Tenant to reimburse landlord for insurance premium

**Rates:** We have been advised by the Land and Property Services that the N.A.V. of the property is £12,700 with rates payable for the year 2018/2019 being £7261.45.

**VAT:** All prices quoted are exclusive but may be liable to VAT

**EPC:** **E113** (Certificate Reference Number 0510-0936-2679-2299-2002)

**Viewing:** Strictly by appointment through the agents