



TO LET

# Prominent Corner Retail Unit

**Unit 7, The Market House, Market Street, Downpatrick, BT30 6LP**

- Retail unit c. 1,165 sq ft (108.23 sq m)
- Shared service yard to the rear.
- Prominent position on Market Street the town's main retail pitch.
- Immediately available.
- Benefits from a modern shop fit out.

## Location

Downpatrick is a busy market town located approximately 22 miles south of Belfast with a population of 21,916 (2021 census).

The property itself occupies a prominent corner position on Market Street on the town's main retail pitch. Previously used as a bank it is equally ideal for retail use, subject to planning.

The property is surrounded by a mix of commercial occupiers including NFU, Hays Travel, Danske Bank, UPS, Lidl and B&M Bargains.

## Description

The unit benefits from a modern shop fit out, with full length aluminium frame showroom windows. Internally, the unit comprises wooden floors, plastered and painted walls and suspended ceilings.

To the rear consists of staff and disabled WC facilities. The unit has a shared service yard to the rear. Immediately available.

## Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £12,800  
**Estimated Rates Payable 2025/26:** £7,690.04

## Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,165	108.23

*Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.*

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.



## LEASE DETAILS

**Term:** 10 years  
**Rent:** £20,000 per annum plus VAT  
**Repairs:** Effective full repairing lease via service charge currently estimated at £860 per annum plus VAT.  
**Insurance:** The tenant will reimburse the landlord for the insurance premium.

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### IMPORTANT NOTICE

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## EPC

C57. Full EPC certificate available on request.

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