



TO LET

Prime Town Centre Retail Unit

2A Kenlis Street, Banbridge

- Located in the heart of Banbridge town centre.
- Extremely prominent position between Newry Street and Townsend Street.
- Benefits from customer car parking and is situated directly opposite Banbridge Bus Station.
- Approx. Net Internal Area of 6,698 sq ft (622.26 sq m) on a site measuring c. 0.42 acres (0.17 hectares).

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.

Description

The building comprises a retail unit currently trading as an Iceland supermarket. The property benefits from a service yard, secured with a large steel gate and on-site car parking facilities.

Neighbouring occupiers include, Superdrug, Boots, New Look, Ground Espresso and Lidl.

Rates

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

Net Annual Value: £56,700
Estimated Rates Payable 2025/26: £34,585

Accommodation

Description	Sq Ft	Sq M
Net Internal Area	6,698	622.26

Including a small first floor of approx. 516 sq ft (47.9 sq m).

Description	Acres	Hectares
Site Area	0.42	0.17

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.



LEASE DETAILS

Term: Available from May 2026 with lease length negotiable.
Rent: On application

VAT

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

EPC

E104. Full EPC certificate available on request.

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