

TO LET

1C DOBBIN STREET, ARMAGH, BT61 7QQ

PROMINENT COMMERCIAL UNIT C. 954 SQ. FT.

Lisney



Features

- ◆ Situated in close proximity to Scotch Street and The Mall Shopping Centre.
- ◆ Open plan retail space with kitchen and storage facilities.
- ◆ Suitable for a wide variety of uses, subject to planning.
- ◆ Accessible on street parking.

Location

Armagh is a historic Cathedral City located approximately 40 miles south west of Belfast and approximately 15 miles from the border with the Republic of Ireland.

The subject property occupies a prominent location on Dobbin Street in close proximity to Scotch Street and The Mall Shopping Centre, the primary retail pitch in the City Centre.

The immediate area comprises a mix of commercial and residential uses. Neighbouring occupiers include NFU Mutual and Boots the Chemist.

Description

The subject unit comprises a 2 storey retail unit with ground floor retail space and first floor storage space.

The unit also benefits from a kitchen and WC.

The unit has been finished to a good standard throughout to include wooden flooring on the ground floor, plastered/painted walls and slatwall panels.

Accommodation

	SIZE (SQ.M.)	SIZE (SQ.FT.)
Ground Floor	44.56	480
First Floor	44.02	474
TOTAL	88.58	954

Buildings Insurance

The tenant is to reimburse the landlord in respect of a fair portion of the buildings insurance premium.

Rent

£5,000 per annum exclusive.

Term

Subject to negotiation.

Rates

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

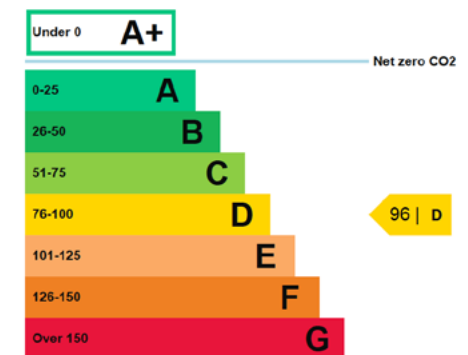
Net Annual Value	£8,000
Rate in the £ 22/23	0.551045
Payable	£4,408.36

Value Added Tax

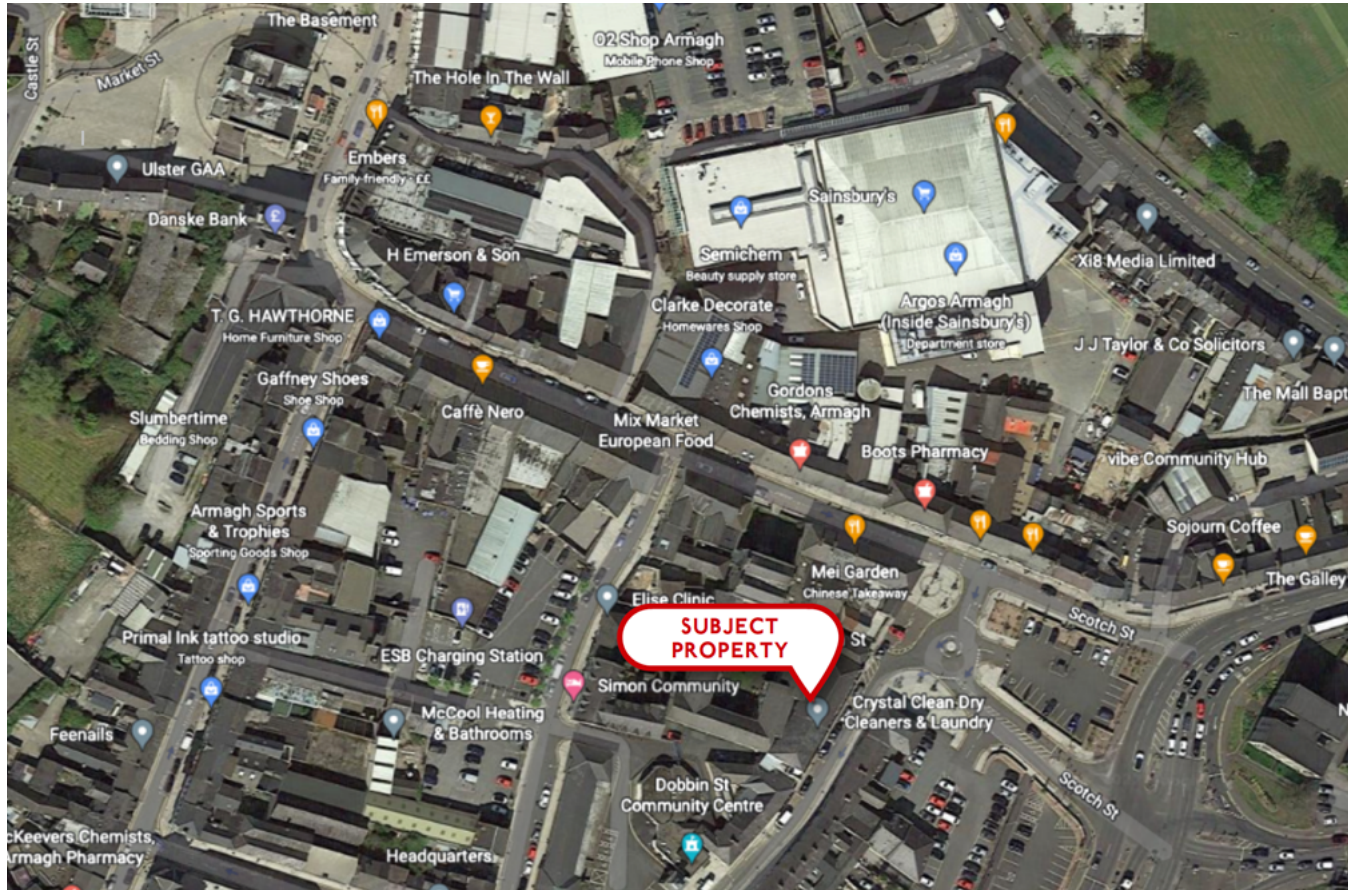
All prices, outgoing and rentals are exclusive of, but may be liable to VAT

EPC

The property has an Energy Efficiency rating of D96. The full Certificate can be made available upon request.







Contact

Strictly by appointment with the sole Letting agent.
For further information please contact:

Jonathan Haughey

028 9050 1540 / 07718 571 498

jhaughey@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.