

RJ ALARMS
ARMAGH

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TO LET

ID DOBBIN STREET, ARMAGH, BT61 7QN
PROMINENT GROUND FLOOR RETAIL UNIT C. 1,132 SQ FT.

Lisney

Features

- ◆ Situated in close proximity to Scotch Street and The Mall Shopping Centre.
- ◆ Flexible space suitable for a wide variety of uses, subject to planning.
- ◆ Immediate availability .

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 comprises a two storey retail unit forming part of a period style terrace property.

The retail unit has been finished to a good standard throughout to include a mix of strip wooden flooring and carpet, plastered and painted walls, slatwall panels,

suspended ceilings and a W.C.

The property also benefits from an electric roller shutter.

Accommodation

	SIZE (SQ. FT.)	SIZE (SQM)
Ground Floor	516	47.94
First Floor	615	57.14
TOTAL	1,131	105.08

Lease Terms

Repairing: The space will be let on effective full repairing and insuring terms

Insurance: An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.

Buildings Insurance: £442.99 per annum + VAT
 Term: Subject to Negotiation
 Rent: £7,000 per annum + VAT

Rates

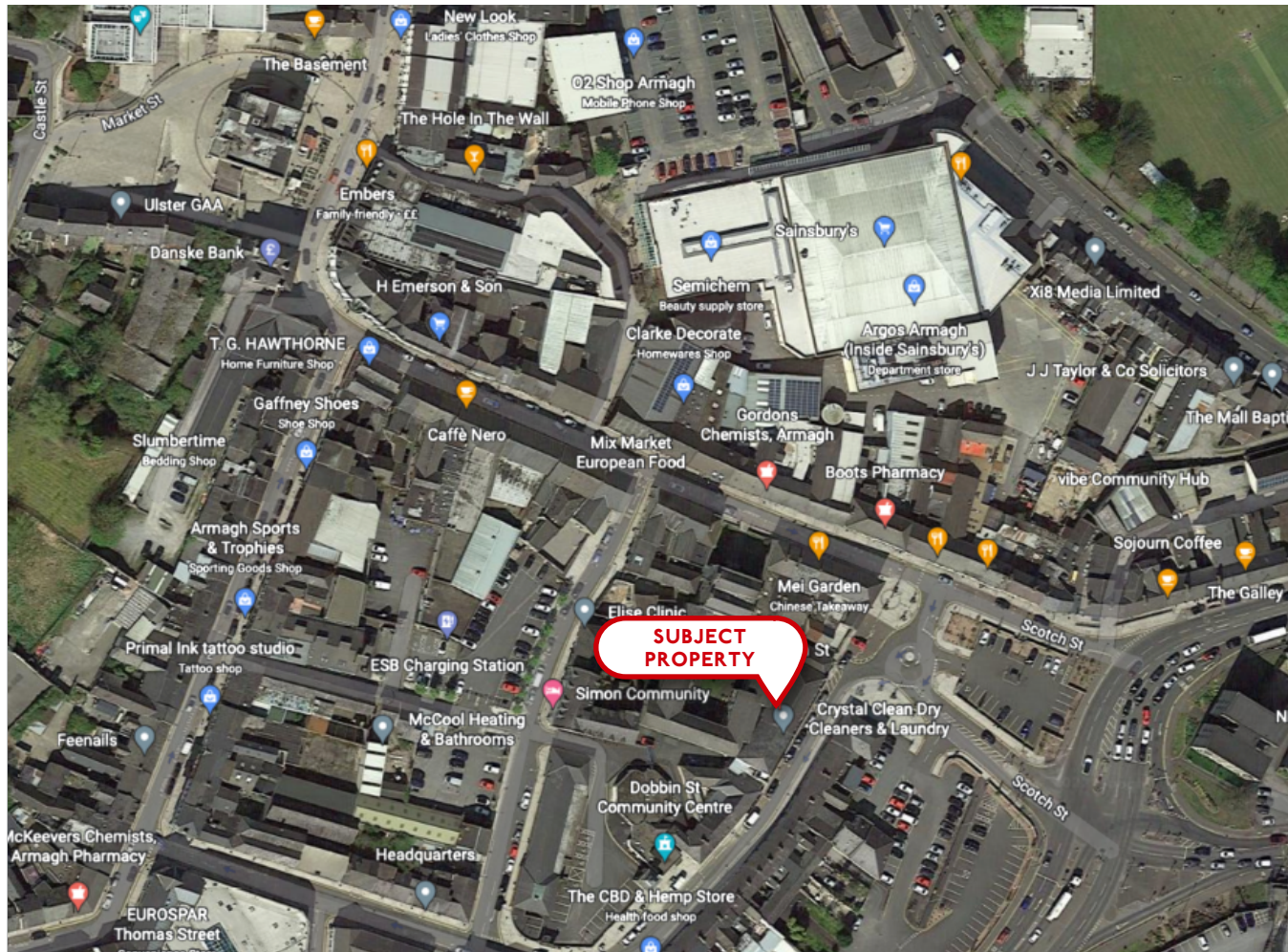
We have been advised by Land and Property Services of the following;

Net Annual Value £7,600
 Rate in the £ 22/23 £ 0.543607
 Payable £4,131.41 per annum



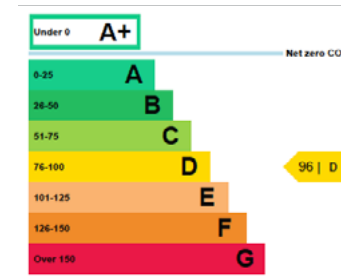






EPC

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



Value Added Tax

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

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

Further information is available at www.lisney.com

