

TO LET

1A Dobbin Street, Armagh, BT61 7QQ

TWO STOREY COMMERCIAL UNIT C. 905 SQ. FT. WITH POTENTIAL FOR VARIOUS USES (STPP)

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Prominently positioned in Armagh City Centre

City centre unit totalling 905 sq ft

Easy access to public car parking and high footfall

Unit benefits from W.C. and kitchen facilities

LOCATION

Armagh City Centre is situated just 40 miles from Belfast City Centre and has a range of many stores throughout the city centre. The unit is situated on Dobbin Street, just off Scotch Street which is a one-way street leading to Thomas Street. A public car park is located no more than 100 yards away and there are pedestrian footpaths to the front leading around the City Centre.

The Mall Shopping Centre, the primary retail pitch in Armagh City Centre, is located close-by. The unit is surrounded by other commercial and some residential homes further up the street.

DESCRIPTION

1A Dobbin Street comprises up to 905 sq ft of commercial space over ground and first floor. The ground floor contains open plan office space with a partitioned office to the rear. The first floor contains office space, a fitted kitchen and toilet. The unit benefits from painted walls, carpeted floors, fluorescent lighting, suspended ceilings and well-proportioned frontage on to Dobbin Street.

ACCOMMODATION

The areas below are approximate areas.

Floor	Sq Ft	Sq M
Ground Floor	452.5	42
First Floor	452.8	42.07
Total	905	84.07





LOCATION



LEASE DETAILS

Rent:	£6,500 + VAT
Term:	By negotiation
Repairs:	The space will be let on effective full repairing and insuring terms
Insurance 2023/24:	£333.72 + VAT. An incoming Tenant will be responsible for reimbursing the Landlord for the cost of buildings insurance.

RATES

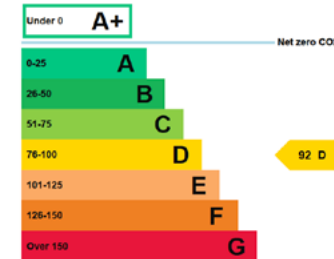
NAV:	£5,850 +VAT
Rates Poundage:	0.563645
Rates Payable 2023/24:	£3,297.32

VAT

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

EPC

The property has an Energy Efficiency rating of D92. The full Certificate can be made available upon request.



Lisney

COMMERCIAL REAL ESTATE

For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

Ben Hollinger: 028 9050 1511

bhollinger@lisney-belfast.com

Viewing Strictly by appointment with the sole letting agent Lisney.

Lisney Commercial Real Estate

3rd Floor, Montgomery House,

29-33 Montgomery St., Belfast, BT1 4NX

Tel: 028 90 501 501

Email: property@lisney-belfast.com

[lisney.com](https://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.

