

# Campbell Cairns

Commercial

CONSULTANT SURVEYORS AND VALUERS

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TO LET

PROMINENT RETAIL UNIT  
590 SQ FT

**UNIT 7, 94 SCARVA STREET, BANBRIDGE**



3<sup>rd</sup> FLOOR | 65-67 CHICHESTER STREET | BELFAST BT1 4JD | TEL **028 9024 9024** | FAX 028 9023 1231

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Banbridge is a popular market town in County Down. The subject unit is located on the edge of the town centre on Scarva Road in a busy neighbourhood shopping parade adjacent to a Eurospar supermarket. The retail unit occupies a prominent end position with frontage to Scarva Road. The immediate area is well populated and is conveniently located close to a local primary school and secondary schools.

There is ample parking available to the front of the unit.

- \* Prominent retail unit located within a busy neighbourhood parade with customer parking.
- \* Fitted to include electric roller shutter, suspended ceiling with lighting part tiled floor.
- \* Available Immediately.
- \* Nearby occupiers include Eurospar, Winemark, Mynt, Vong's Takeaway and Retro Pizzeria.

## **ACCOMMODATION**

The unit provides the following approximate area:

Retail Unit	590 sq ft	54.81 sq m
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## **NAV**

We have been advised by Land & Property Services that the NAV of the unit is £9,400. Rate poundage 2020/2021 is £0.533413 giving an annual rates bill of approximately £5014.

# UNIT 7, SCARVA STREET SHOPPING CENTRE, BANBRIDGE

## LEASE DETAILS

<b>Rent:</b>	£12,000 per annum exclusive
<b>Term:</b>	5 years
<b>Repairs:</b>	Tenant responsible for internal repair
<b>Insurance:</b>	Tenant to reimburse the landlord with a fair proportion of buildings insurance.
<b>Service Charge:</b>	Tenant to pay a fair proportion of the service charge to Include external repair and upkeep of the common areas.

## VAT

Prices, outgoings and rent do not include VAT which may be chargeable.

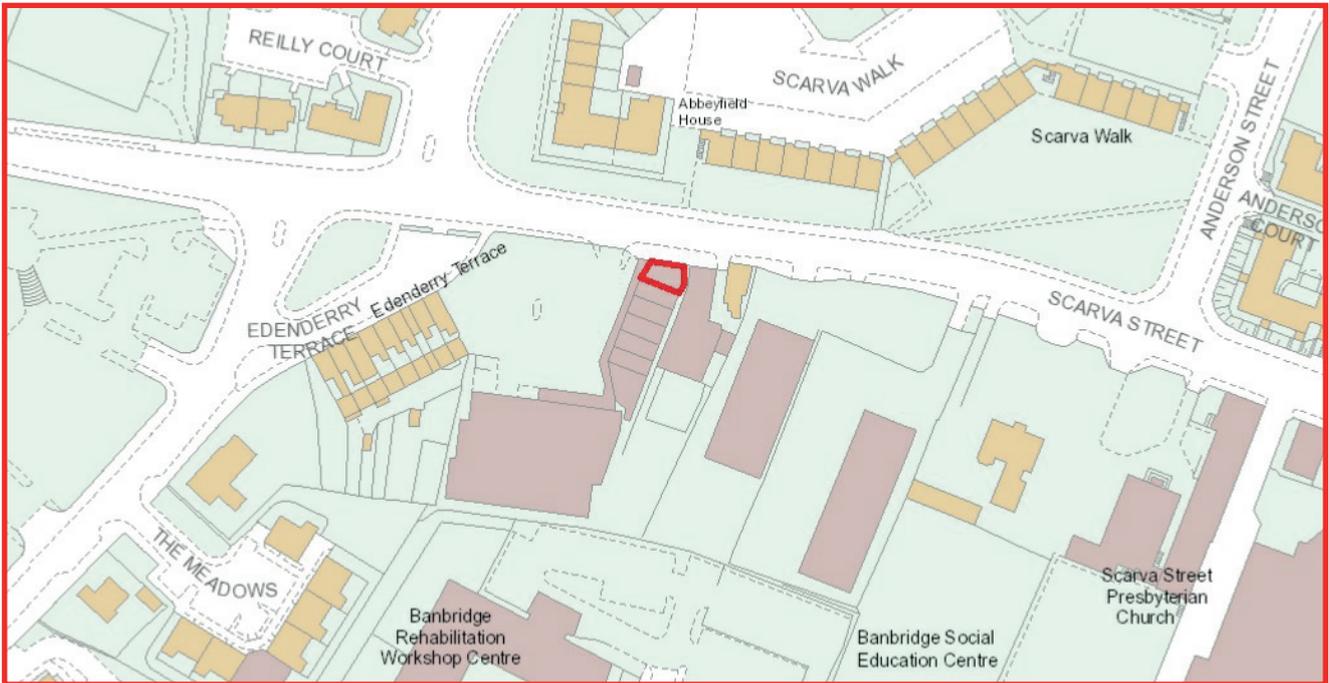
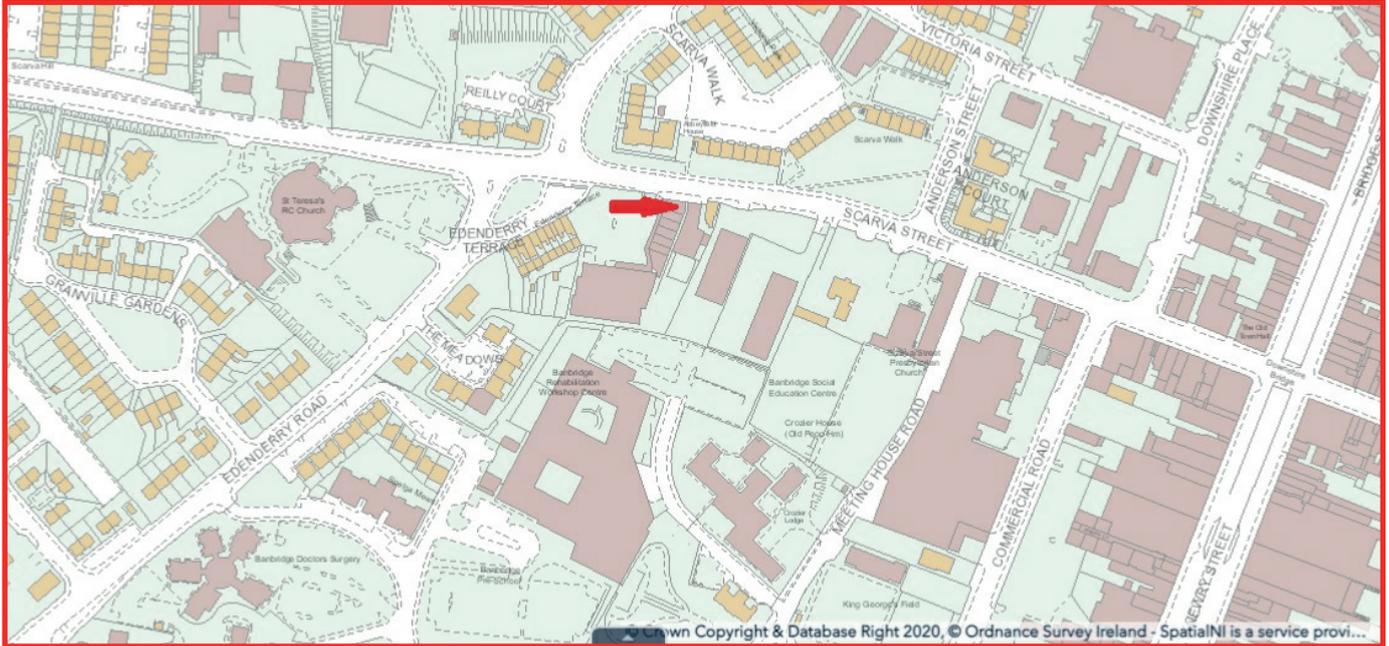
## VIEWING

Strictly by appointment through Campbell Cairns (Tel: 028 9024 9024).

## ENERGY PERFORMANCE CERTIFICATE

Awaiting certificate.

# LOCATION MAP



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