

To Let

Prime Retail Accommodation

Grove Shopping Centre, Downpatrick



- The Grove Shopping Centre is the established prime high street destination at the heart of Downpatrick
- Fully fitted units available immediately on long term or flexible lease terms
- Anchored by B&M Bargains, other retailers represented within the Centre include Specsavers, Poundland and Savers
- Parking provision for 450 cars

Savills Belfast

1st Floor Lesley Studios
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Location

Downpatrick is the county town of Down located approximately 21 miles south of east Belfast. The town has a resident population of c.11,000 and benefits from a catchment area which includes Carryduff, Saintfield, Killyleagh, Strangford, Portaferry and Ardglass. The Grove Shopping Centre is located on Market Street, adjacent to both St Partick Exhibition Centre, South Eastern + Translink Bus Centre, Regional College and forms the prime retailing pitch in Downpatrick Town Centre.

Description

The available units are fully fitted and are available immediately on long term or flexible lease terms. The Centre benefits from car parking provision for approximately 450 cars, to the rear of the scheme operated by DRD.

Accommodation

The following retail units are available:

Unit	Sq ft	Sq M
K1	300	29
4	1,050	98
6	1,360	126
7	571	53
11	589	55
13/14	5,534	514
15	711	66

Lease Details

Term: 10 years, subject to contract

Rent:	Unit K1	£7,500 pax
	Unit 4	£15,000 pax
	Unit 6	£22,500 pax
	Unit 7	£17,500 pax
	Unit 11	£17,500 pax
	Unit 13/14	£65,000 pax
	Unit 15	£13,500 pax

Rent Reviews: 5 yearly, upward only

Service Charge: A service charge will be levied to cover the landlord's expenditure in connection with the maintenance, repair and general running of the scheme

Insurance: The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium



Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Rates Payable
K1	£3,850	£2,201
4	£9,250	£5,289
6	£12,100	£6,918
7	£7,450	£4,260
11	£6,600	£3,774
13/14	£31,600	£18,068
15	£5,750	£3,288

Further Information/ Viewings

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EPC

Available upon request

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

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