



**To Let**

Modern Business Unit  
Unit 4, 11 Scarva Road Industrial Estate,  
Banbridge, BT32 3QD

**BEST**  
PROPERTY SERVICES

**Riddell  
McKibbin**

# Modern Business Unit

## Unit 4, 11 Scarva Road Industrial Estate, Banbridge, BT32 3QD

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McKibbin**

### SUMMARY

- Modern Business Unit extending to c.4,248 sq.ft
- Ample on site car parking
- Suitable for a range of commercial uses
- Guide Rent: £20,000 per annum exclusive

### LOCATION

The property is located in Banbridge, County Down, a key regional town in Northern Ireland on the Belfast to Dublin corridor. The town of Newry is located only 15 miles (24 km) to the south, whilst the capital is well located only 26 miles (41 km) to the north. Banbridge is well served by an extensive road network via the A1 dual carriageway and associated rail and bus links.

The subject units are located approximately 3/4 mile from Banbridge town centre in the well established Scarva Road Industrial Estate. Other occupiers within the estate include Bowman Windows, Bann Hire, Clearhill and Murdocks Builder Merchants

### DESCRIPTION

The subject property is of steel portal frame construction with facing blockwork and profiled composite cladding to elevations and roof. The property benefits from a glazed shopfront, electric roller shutter door, solid concrete floors and ample on site parking.

The unit would be suitable for a range of uses (subject to planning).

### ACCOMMODATION

(All areas are approximate based on G.I.A)

|                                       |                    |                    |
|---------------------------------------|--------------------|--------------------|
| Ground (to include toilets & kitchen) | 394.70 sq.m        | 4,248 sq.ft        |
| <b>Total</b>                          | <b>394.70 sq.m</b> | <b>4,248 sq.ft</b> |

### EPC

D82 - A copy of the EPC is available upon request.

### LEASE

Rent: £20,000 per annum exclusive  
Term: New 5 year lease  
Reviews: 5 yearly upwards only rent review.  
Repairs: Full repairing and insuring terms.  
Service Charge: £1995.82 p.a. for 2020.  
Insurance: £847.82 for 2020

### RATEABLE VALUE

Net Annual Value: £16,200  
Rate in the £ 2020/21: £0.533413  
Estimated Rates Payable: £8,641 p.a.

### VAT

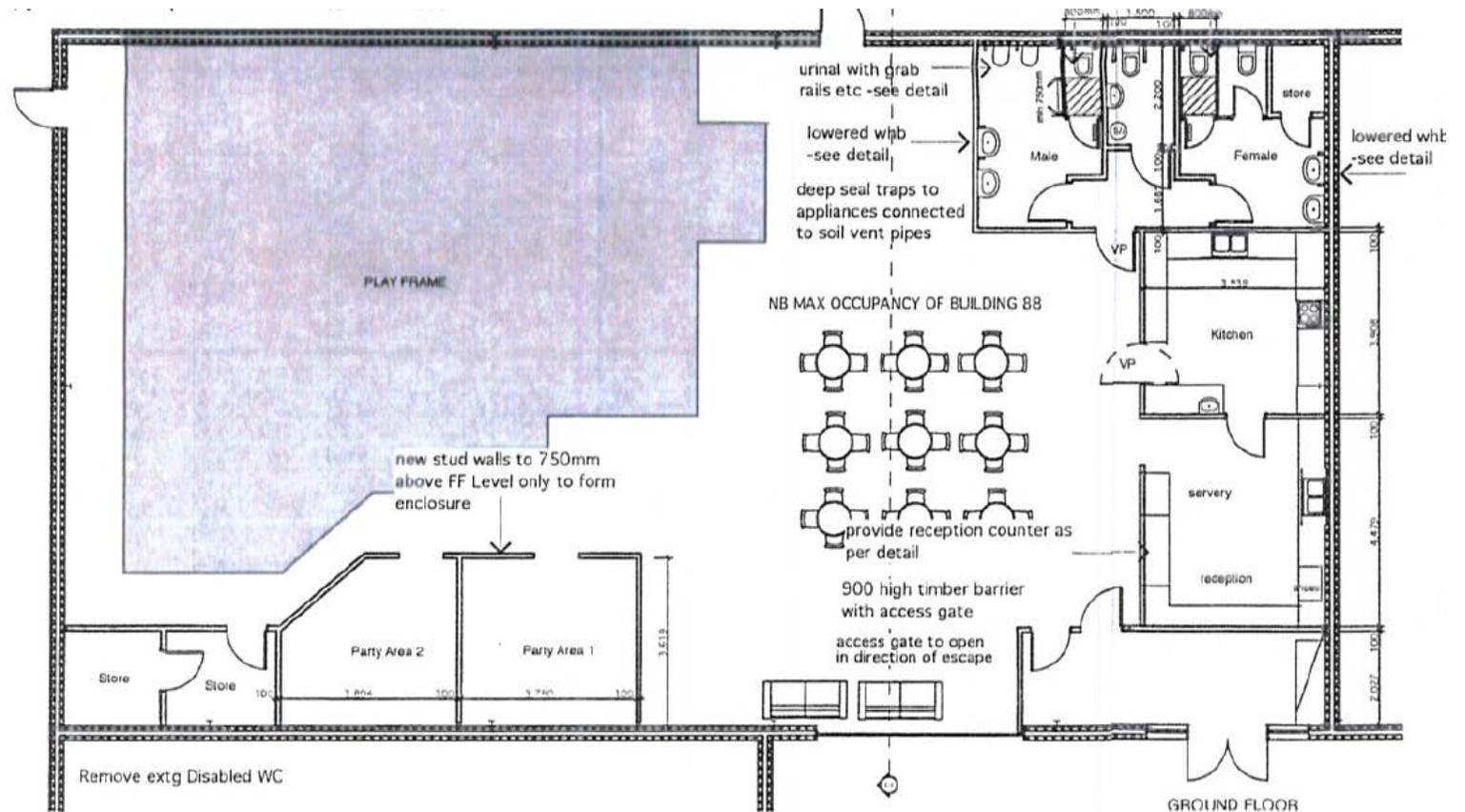
The property is elected for VAT, all payments due by the tenant will be subject to VAT.



For illustrative purposes only

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Previous Occupier Layout

## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

**Mark Riddell**  
07920 186523  
mark@riddellmckibbin.com

**Martin McKibbin**  
07715 269699  
martin@riddellmckibbin.com

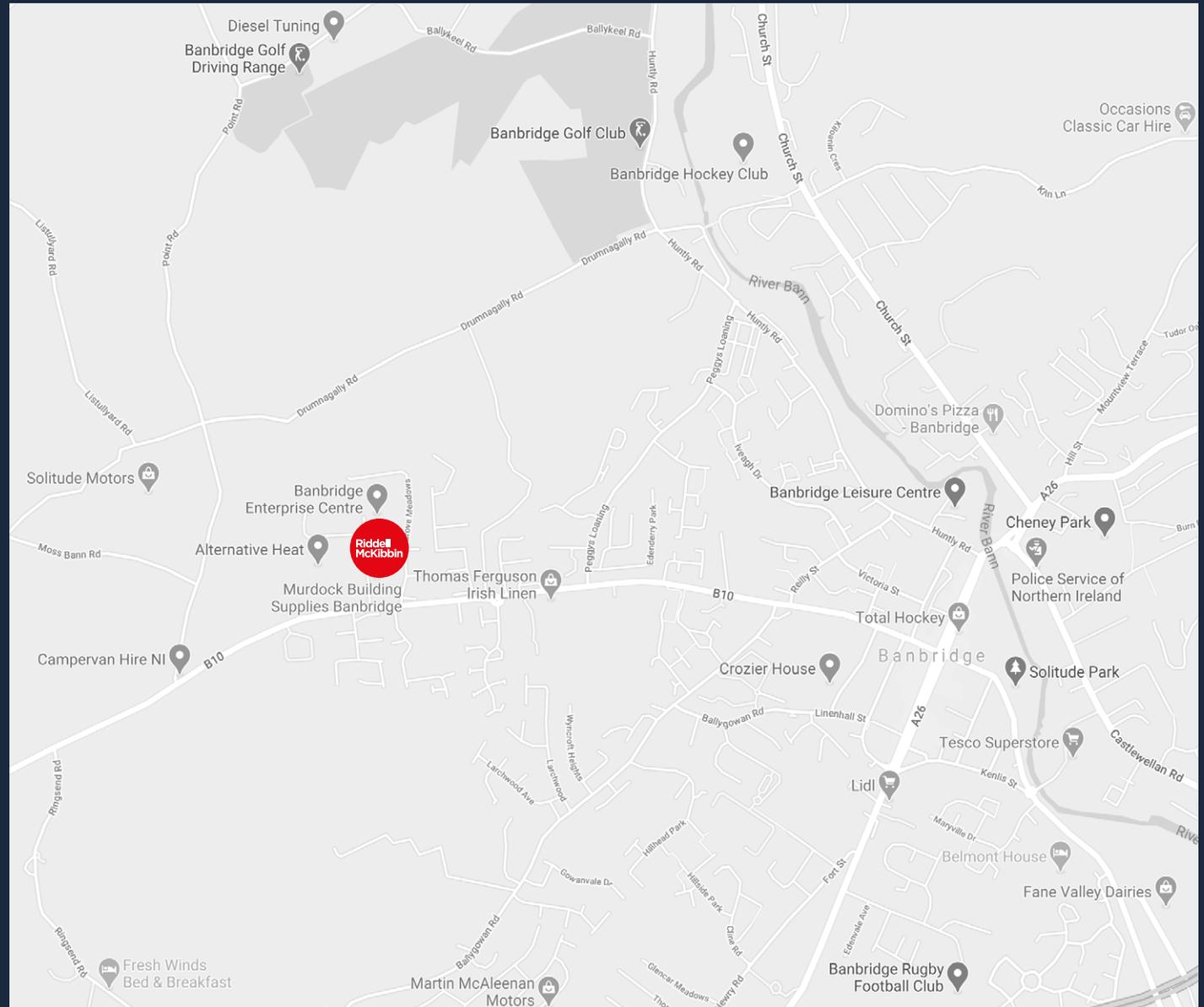
3rd Floor  
7-11 Linenhall Street  
Belfast  
BT2 8AA

028 9531 3122

[www.riddellmckibbin.com](http://www.riddellmckibbin.com)

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**Joint Agents**  
Best Property Services  
028 3026 6811



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