

# TO LET

Former Petrol Filling Station

51-55 St Patricks Avenue, Downpatrick BT30 6DN



## LOCATION / DESCRIPTION

The subject property comprises the former **Corner Service Station** in Downpatrick.

Downpatrick is approx. 21 miles south of Belfast and has a population of c 11,000 people.

It is a prominent site on **St Patricks Avenue**, with former retail sales / workshop building suitable for storage with large forecourt area.

It was previously used as a car wash and would be suitable for this or car sales, solid fuels sales etc.



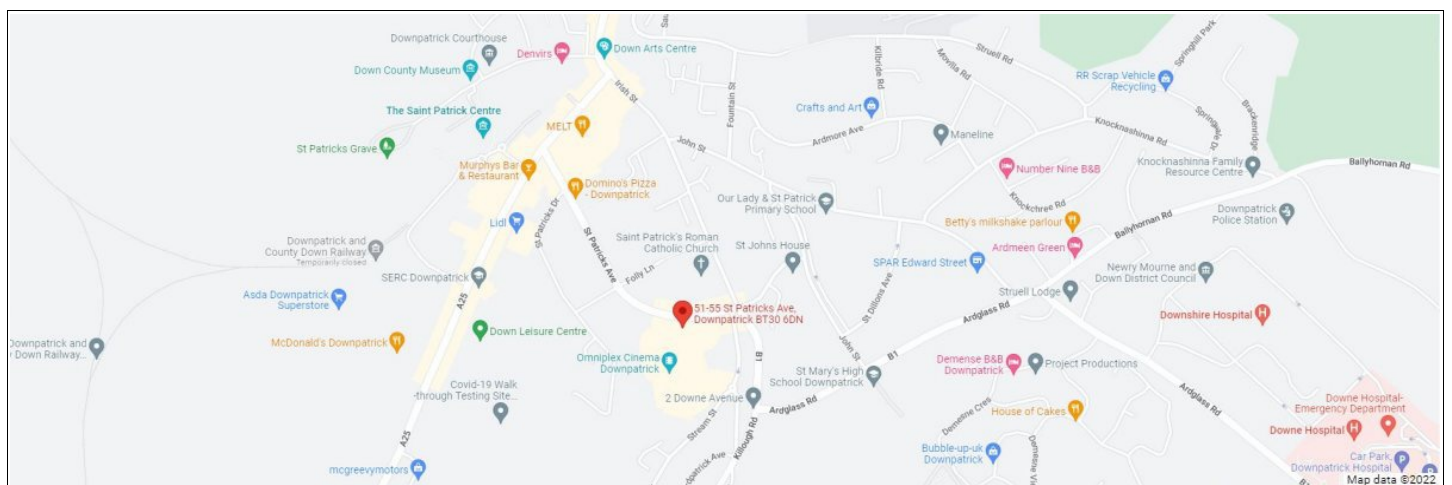
**RENT** £10,000 per annum exclusive

**VAT** Prices quoted are exclusive of VAT, which is chargeable on rent and outgoings

**Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: [gareth@trcommercial.co.uk](mailto:gareth@trcommercial.co.uk)**

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|-------------------|--|
| LEASE             |  |
| TERM              | Maximum 2 years  |
| REPAIRS/INSURANCE | Full Repairing and Insuring basis                                    |
| RATES             | NAV <b>£7,850</b><br>Rates payable 2023/24 (with SBRR) <b>£3,466</b> |
| EPC               | Not required   |
| VIEWING           | By appointment with Sole Agent 028 9131 3830                         |



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