

TO LET



RETAIL UNIT

22/27 Upper Square, Castlewellan

- Fully fitted former neighbourhood food store.
- Prominently located in the centre of Castlewellan with a large public car park directly opposite.
- Extensive upper floor and basement accommodation.
- Suitable for a variety of retail / commercial uses.

028 9044 7144



WHELAN

DESCRIPTION

The premises are laid out to provide extensive ancillary storage accommodation at basement, ground floor sales and first floor staff accommodation together with a further first floor former sales area.

Finishes within the basement include concrete, terrazzo and non-slip floors, painted plaster and plastic clad walls and painted concrete and suspended ceilings. Lighting is provided by fluorescent strip units with delivery access facilitated by 2 no. roller shutters and timber double doors.

The ground floor sales area is finished with vinyl tile flooring and a suspended ceiling with fluorescent lighting with a goods lift linking to the basement.

First floor accommodation includes a large former sales floor (now unused), together with staff accommodation.

ACCOMMODATION

Floor	Description	Sq.m.	Sq.ft.
Basement	Ancillary	270.5	2,912
	Cold rooms	44.6	480
Grd Floor	Sales	362.8	3,905
1st Floor	Former sales	223.5	2,406
	staff areas	96.7	1,041

LEASE DETAILS

The subject premises are held by way of a 20 year lease from February 2006.

The current rent passing is £47,000 per annum with 5 yearly rent reviews. The lease also incorporates a tenants option to determine in every 5th year.

RATES

We are advised by the Land and Property Services that the NAV of the property is as follows:

NAV: £28,900

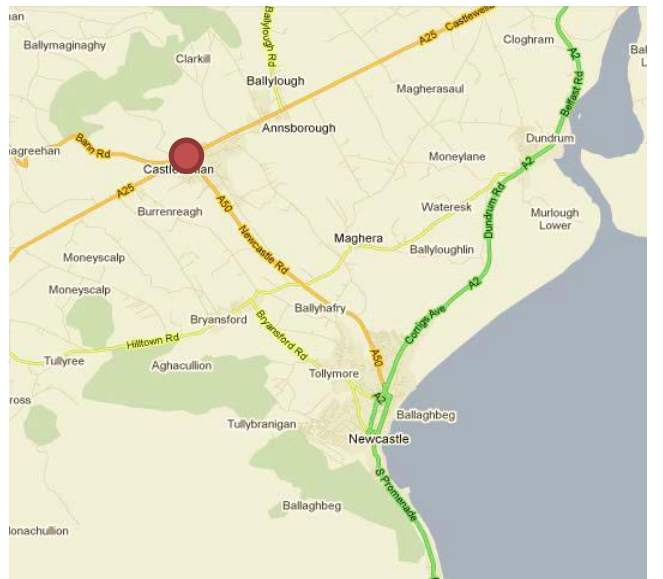
VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

ACE MAP



LOCATION MAP



VIEWINGS

By appointment through joint sole agents:-



Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

028 9044 7144

www.whelan.co.uk

On the instructions of:

The co-operative estates

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

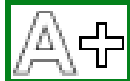
22-27 Upper Square
CASTLEWELLAN
BT31 9DD

Certificate Reference Number:
0760-1970-0397-4050-3020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient



.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **89**

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	1343
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	88.37

Benchmarks

Buildings similar to this one could have rating as follows:

24 If newly built

64 If typical of the existing stock