



TO LET *Prominent Restaurant / Café Opportunity*

**The Palace Stables, Palace Demesne, Armagh,
BT60 4EL**

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LOCATION

The City of Armagh is located c. 40 miles south west of Belfast and benefits from a wide range of facilities and amenities to include education and retailing within The Mall and Spire Retail Park.

The subject is located within the grounds of the Palace Demesne site (c. 70 acre) which is within walking distance of Armagh City Centre.

DESCRIPTION

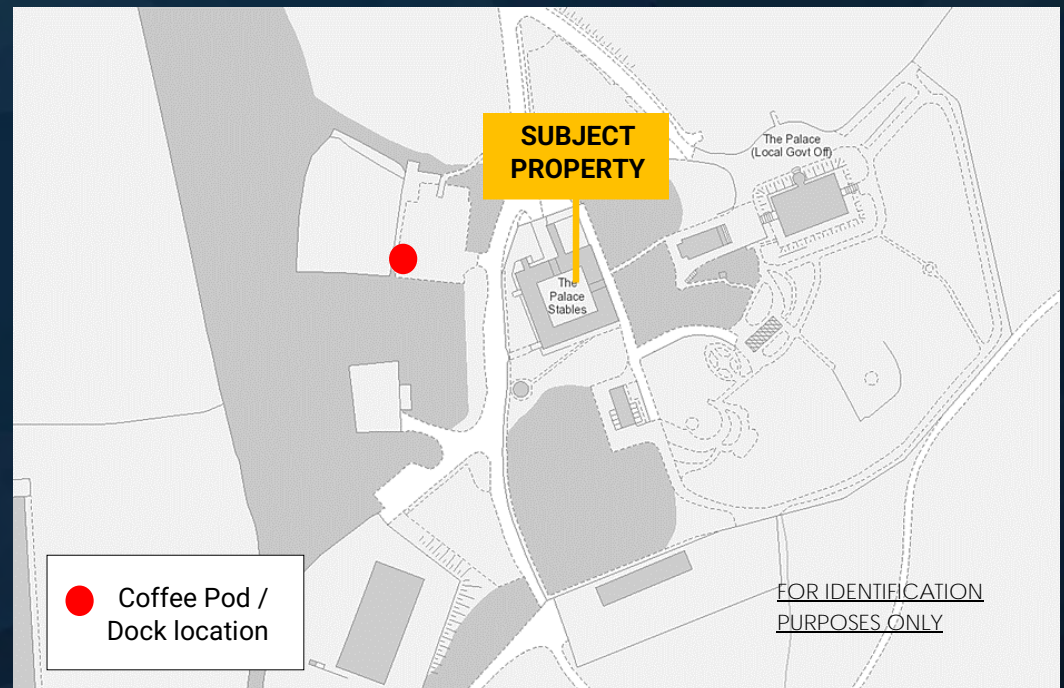
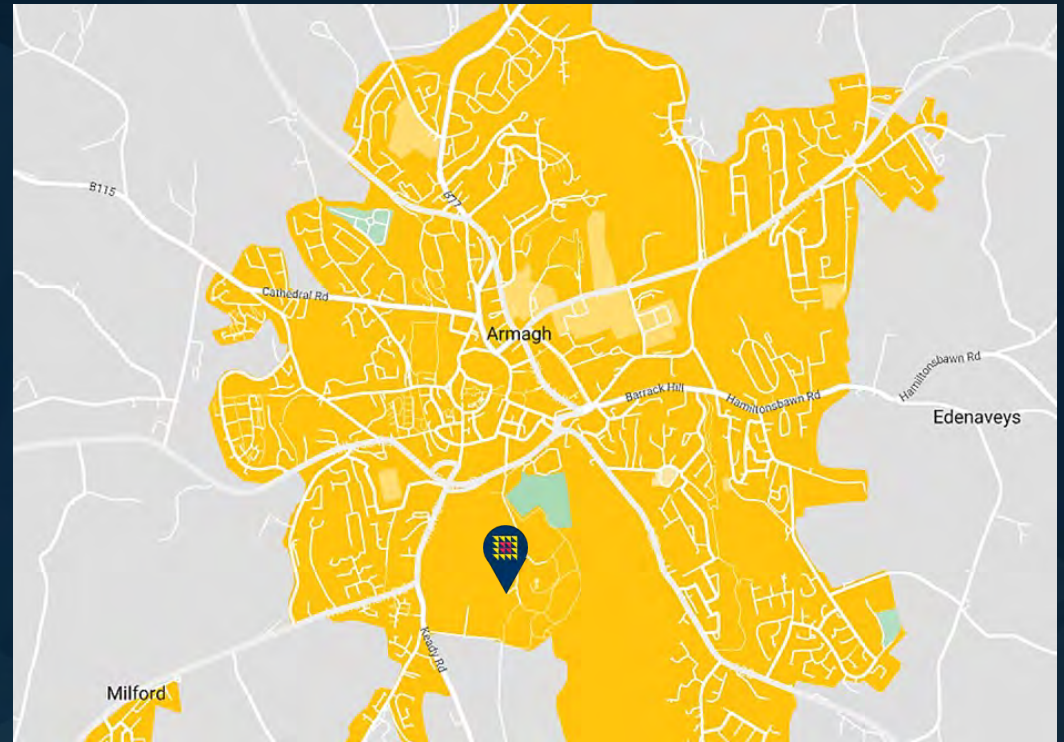
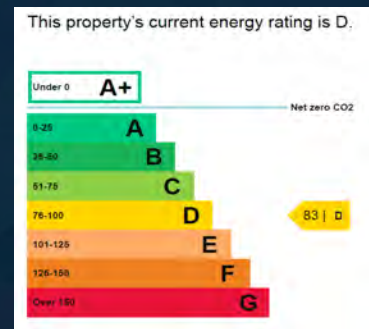
The accommodation is arranged to provide an entrance foyer, dining / seating area and dedicated kitchen. The space is fitted with tiled floors, spot lighting and glazed panels with doors providing additional access to the courtyard.

ACCOMMODATION

Description	Area sq m	Area sq ft
Entrance / Reception	C. 23 sq m	C. 247 sq ft
Kitchen	C. 32 sq m	C. 344 sq ft
Seating Area	C. 50 sq m	C. 538 sq ft
Bar Area / Seating	C. 17 sq m	C. 182 sq ft
TOTAL NET INTERNAL AREA	C. 122 sq m	C. 1,311 sq ft

NOTE: As part of any potential agreement, the occupier will have the option to temporarily locate a coffee pod / dock adjoining the children's playpark. The proposed location is illustrated on the adjoining map.

EPC CERTIFICATE



LEASE DETAILS

RENT: Offers in the region of £10,000 per annum
TERM: Negotiable
REPAIRS: Full repairs
SERVICE CHARGE: £500 per month to cover heating and water costs, in addition to the maintenance of the common areas of the courtyard.

RATES

NAV: £10,500.

Estimated rates payable in accordance with LPS website: £5,707.87

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Armagh City, Banbridge & Craigavon Council are not obliged to accept the highest or any rental offer received.

File No: 9359



CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.