

TO LET

“Smart Kids” Day Care Nursery Unit 5 Riverside Shopping Mall, Mill Street, Gilford BT23 6HQ



This spacious unit has only recently become vacant having traded successfully as a Day Care Nursery since 2010. The property is ideally situated in Gilford off the Banbridge Road (A50). It is a main thoroughfare for Banbridge, Lurgan, Portadown & Tandragee.

The unit has a gross area upstairs of some 3,000 sq.ft. It also comprises a downstairs area for afterschool and staff facilities with separate access and an external hard play area. It can be open for trading quickly and at minimal expense.

The unit would easily lend itself to suit other uses such as retail or office space.

The nursery is designated to accommodate 6 no babies; 11 no 1-2 years; 12 no 2-3 years; 20 no 3-5 years; 24 no after school children.

RENT Offers in the region of £25,000 per annum

VAT We are advised that the VAT is not applicable to the rent

LEASE A new lease of 9 years with rent reviews at 3 yearly intervals. Tenant responsible for internal repair and shopfronts, together with payment of a proportionate cost of buildings insurance, cleaning/painting of Mall as required.



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk

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Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRCPs or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

RATES	NAV	£16,000
	Rates payable 2017/2018	£9,243.86

ACCOMMODATION

Ground Floor	Entrance Hall		
	Manager's Office	79 sq.ft.	(7.3 sq.m.)
	Kitchen	144 sq.ft.	(13.4 sq.m.)
	Disabled W.C.		
	Baby Change / Shower Room		
	Playroom 1 (6 weeks – 1 year)	348 sq.ft.	(32.3 sq.m.)
	Playroom 2 (1 – 2 years)	532 sq.ft.	(49.5 sq.m.)
	Playroom 3 (2 – 3 years)	463 sq.ft.	(43 sq.m.)
	Playroom 4 (3 – 5 years)	750 sq.ft.	(69.7 sq.m.)
Downstairs	After School Club	625 sq.ft.	(58.1 sq.m.)
	Separate W.C.'s		
	Staff Kitchen	407 sq.ft.	(37.8 sq.m.)

VIEWING By appointment with Sole Agent 028 9042 4747

EPC B-45

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

45 This is how energy efficient the building is.



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