



Prime Restaurant
Unit c. 4,885 Sq Ft

Downpatrick Omni Park,
Unit 2- 4, 5 Owenbeg Road,
Downpatrick

TO LET

SUMMARY

- **Highly prominent restaurant unit**
- **Abundant free on-site car parking**
- **High level of passing pedestrian footfall and vehicular traffic**

LOCATION

Downpatrick is a well-established commuter town with a resident population of approximately 10,800 people.

Located c.21 miles south-east of Belfast, the town acts as a key hub within the Newry, Mourne and Down District Council area and benefits from strong connectivity to Belfast.

Downpatrick Omni Park represents the town's primary leisure destination, anchored by Omniplex Cinema which generates significant footfall, particularly during evenings and weekends.

The scheme is further enhanced by extensive on-site car parking, with over 200 free spaces available for customers.

DESCRIPTION

The subject property comprises a highly prominent ground floor restaurant unit extending to approximately 4,885 sq ft.

The unit is fitted to a partial restaurant specification.

Positioned on a corner within Downpatrick Omni Park, the property benefits from excellent visibility and a modern glazed frontage, together with dedicated own-door access.



ACCOMMODATION

Description	Sq. Ft	Sq. M.
Ground Floor	4,885	454

LEASE DETAILS

- Term: 10 Year lease with 5 yearly rent reviews
- Rent: £10.00 psf
- Repairs: Effectively full repairing basis by way of a service charge,
- Service Charge: Levied to cover external repairs, maintenance, and management of the common parts. Estimated at approx. £7,447.43 + VAT.
- Insurance: Tenant to pay a proportion of the building's insurance premium. Estimated at approx. £701.64.

LEASE DETAILS

We are advised by Land & Property Services that this unit NAV is rated at £36,200 and the rates are estimated for 2026/2027 at £22,380.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

B49

A copy of the EPC certificate can be made upon request.



VIEWING AND FURTHER INFORMATION

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