

TO LET



Unit 3 & 4, 34 Merchants Quay, Newry, BT35 6  
Retail Unit Located in Newry City Centre (1,540 SQFT NIA)

**BEST**  
PROPERTY SERVICES

## Features

- On-street parking
- Air-conditioned heating system
- Disabled access with disabled W/C
- Minimum 3 Year Lease
- Guide Rent: £15,000 + Vat per annum per unit

## Location

Newry is strategically located approximately 34 miles south of Belfast and 66 miles north of Dublin. The property comprises a ground floor retail unit, with the option to subdivide to suit occupier requirements, and benefits from proximity to a strong mix of established nearby occupiers including The Canal Court Hotel, Therapie Clinic and Grounded Café.

## Accommodation

### Unit 3 – 765 SQFT NIA

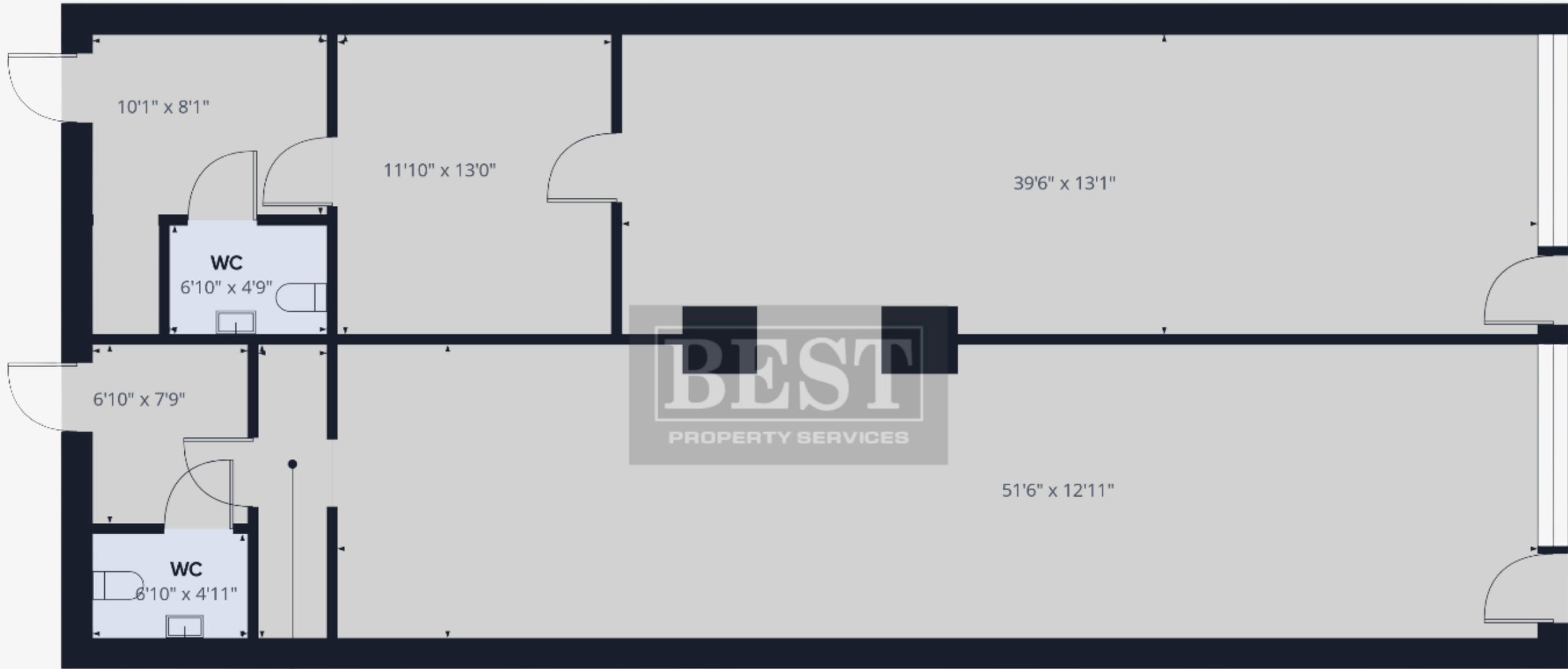
- Retail area
- Changing room
- Store
- W/C

### Unit 4 – 775 SQFT NIA

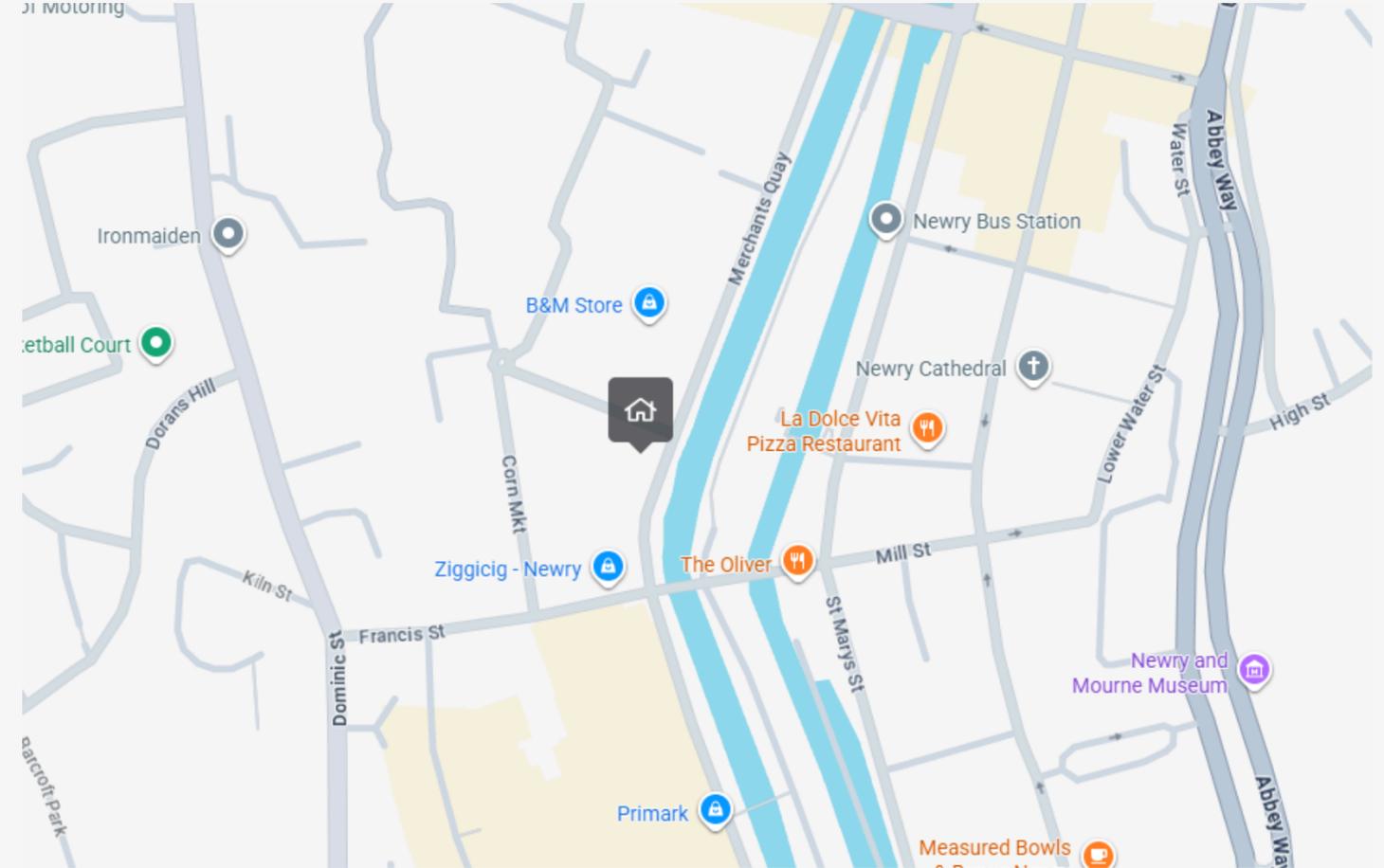
- Retail area
- Changing room
- Kitchenette
- W/C



## Floor Plan



# LOCATION MAPS



# Retail Unit Located in Newry City Centre (1,540 SQFT NIA)

Unit 3 & 4

34 Merchants Quay

Newry

BT35 6AL

## VAT

Outgoings, rents and prices are exclusive of but may be liable to VAT

## NAV

We are verbally advised that the Reval2026 Draft NAV of the property is £21,400

The commercial rate in the pound for 2025/2026 is £0.6007.

## FURTHER INFORMATION & VIEWINGS

Inspection of the property is strictly by private appointment. For further information please contact:

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