



(028) 3026 6811

G/25/038

TO LET

21 Hill Street
Newry
BT34 1JE



HIGH SPECIFICATION MIXED USE UNIT IN CITY CENTRE
(1,360 SQFT NIA)

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INVESTOR IN PEOPLE

LOCATION

- Located on Hill Street in Newry City Centre
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Ground floor mixed use premises with a first-floor office / store
- On street parking available
- Other nearby occupiers include JV Kelly, Café Krem, Bennets Jewellers and Mortgage Solutions.

ACCOMMODATION

Ground Floor – 1,191 SQFT NIA

Open Plan Retail Area

Store

Disabled W/C

First Floor – 169 SQFT NIA

Office / Store

KEY FEATURES

- Electric Roller Shutter
- High Specification recently refurbished to a high standard
- Air-conditioned unit

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£15,000 per annum

VAT

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

NAV

We are verbally advised that the NAV of the property is: £11,100

The commercial rate in the pound for 2024/25 is £0.5805.

Rates payable are approx. £6,443 per annum

EPC

E – 106 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0997-2429-7230-7700-6603>



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
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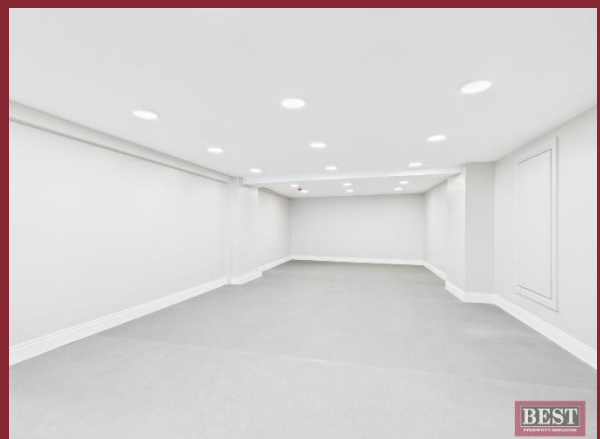
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VIEWING

Gerard Kelly
Ryan McBride

07796947736

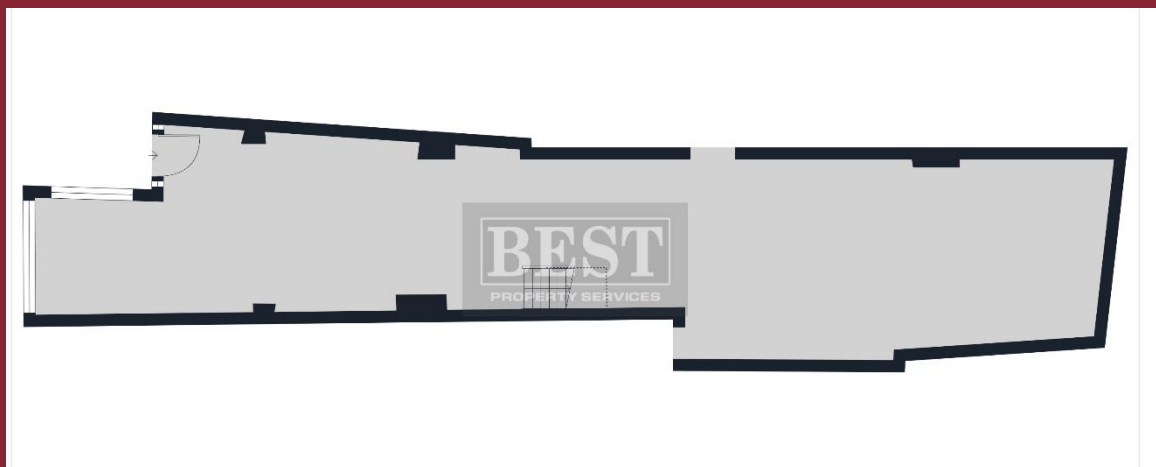
gerard@bestpropertyservices.com
ryan@bestpropertyservices.com



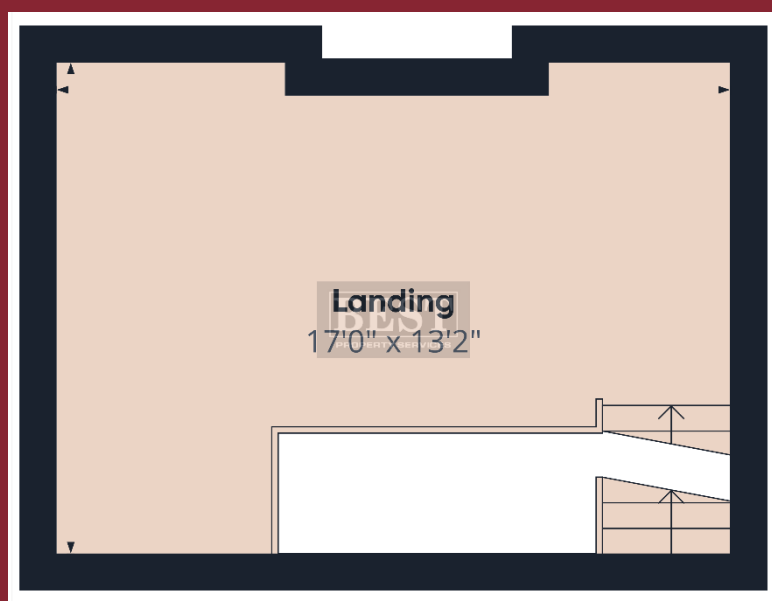
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GROUND FLOOR



FIRST FLOOR



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