

TO LET



96 Hill Street, Newry BT34 1BT
City Centre Retail Premises (10,380 SQFT NIA)

BEST
PROPERTY SERVICES

Features

- Electric roller shutter doors, front and rear
- OFCH
- Security alarmed
- 3 Phase electric available
- Minimum 3 Year Lease
- Guide Rent: £50,000 per annum (exclusive)

Location

The property occupies a prime position on Hill Street in the heart of Newry city centre, benefiting from prominent double frontage onto both Hill Street and The Mall. Newry is strategically located approximately 34 miles south of Belfast and 66 miles north of Dublin. The building comprises a three-storey retail premises, with the added convenience of on-street car parking nearby.

Accommodation

Ground Floor – 3,900 SQFT NIA

- Retail area
- Office
- Stores

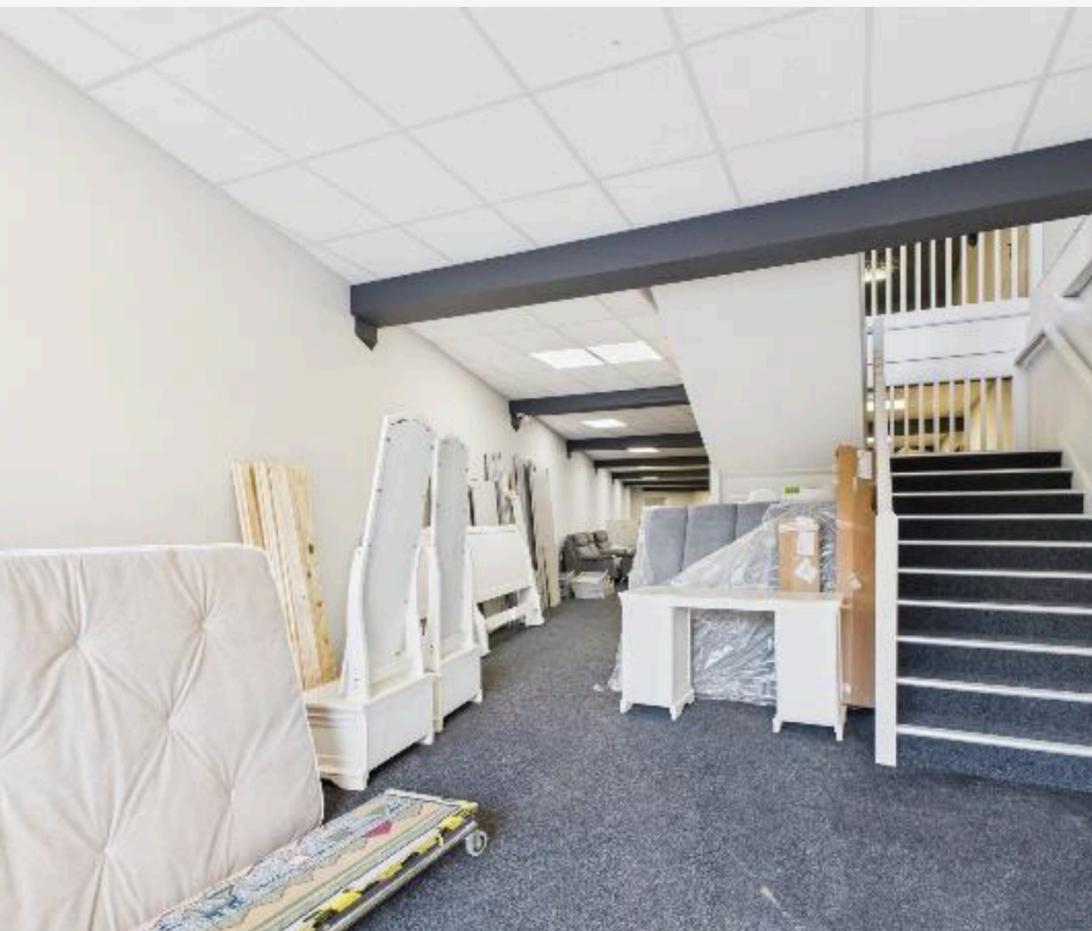
First Floor – 3,900 SQFT NIA

- Open plan retail/storage

Second Floor – 2,580 SQFT NIA

- Ancillary storage
- Storage room





Ground Floor Floor Plan



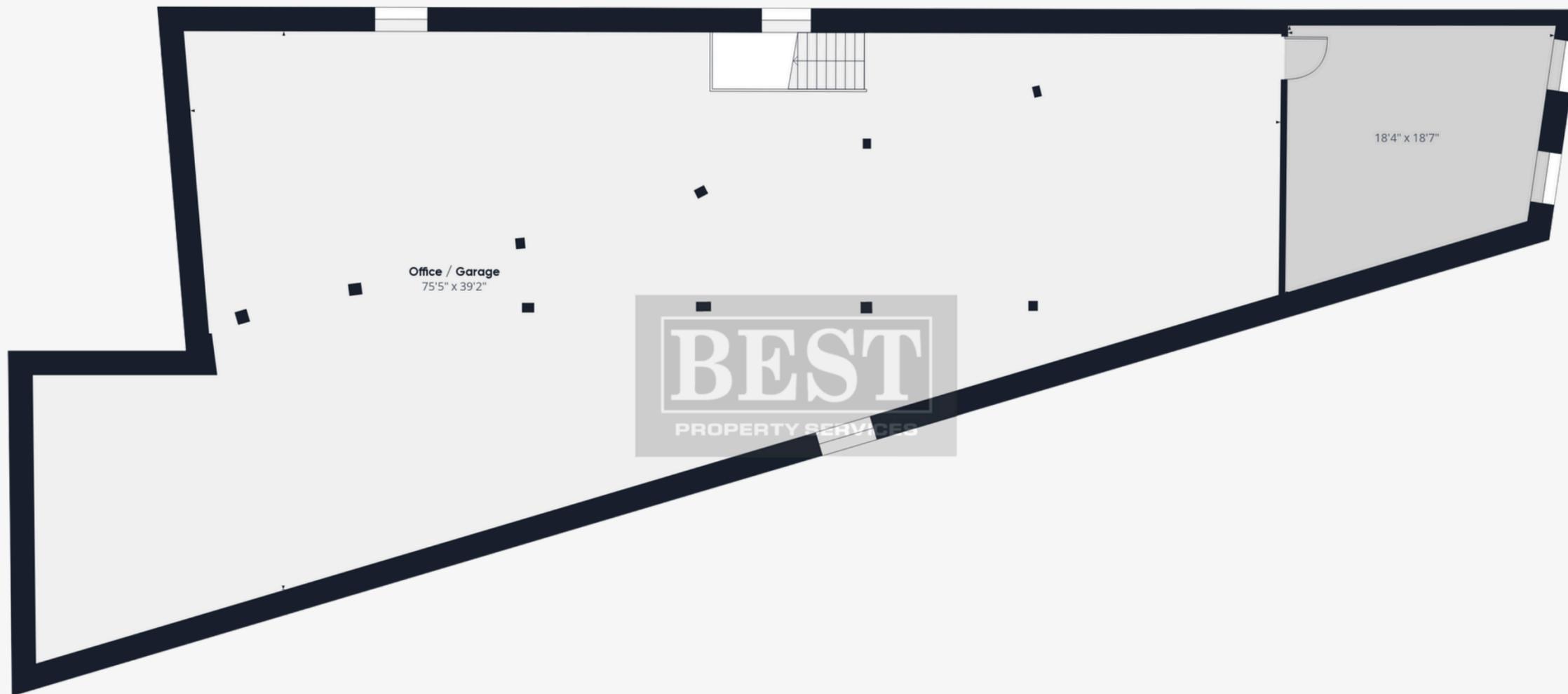
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First Floor Floor Plan

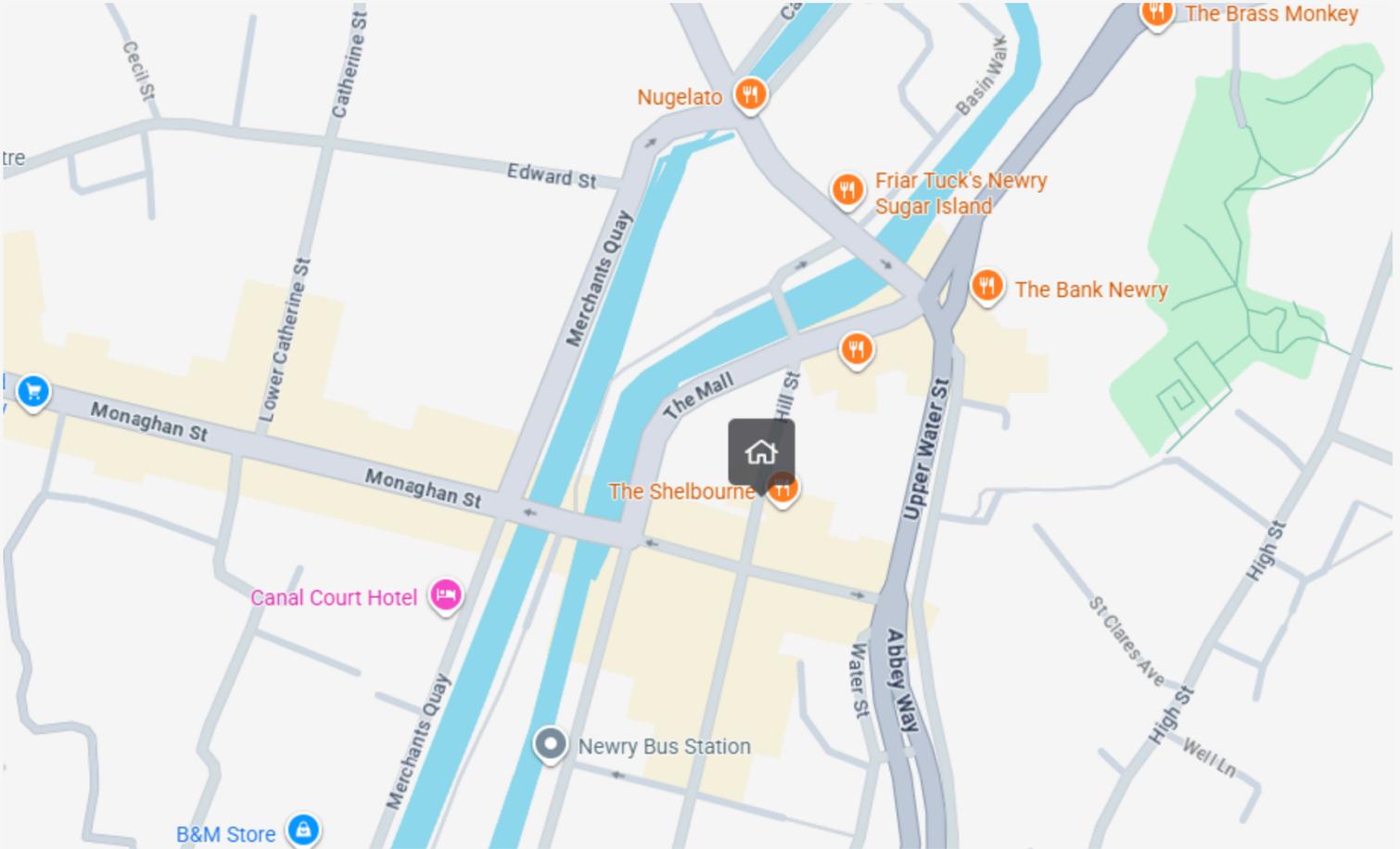
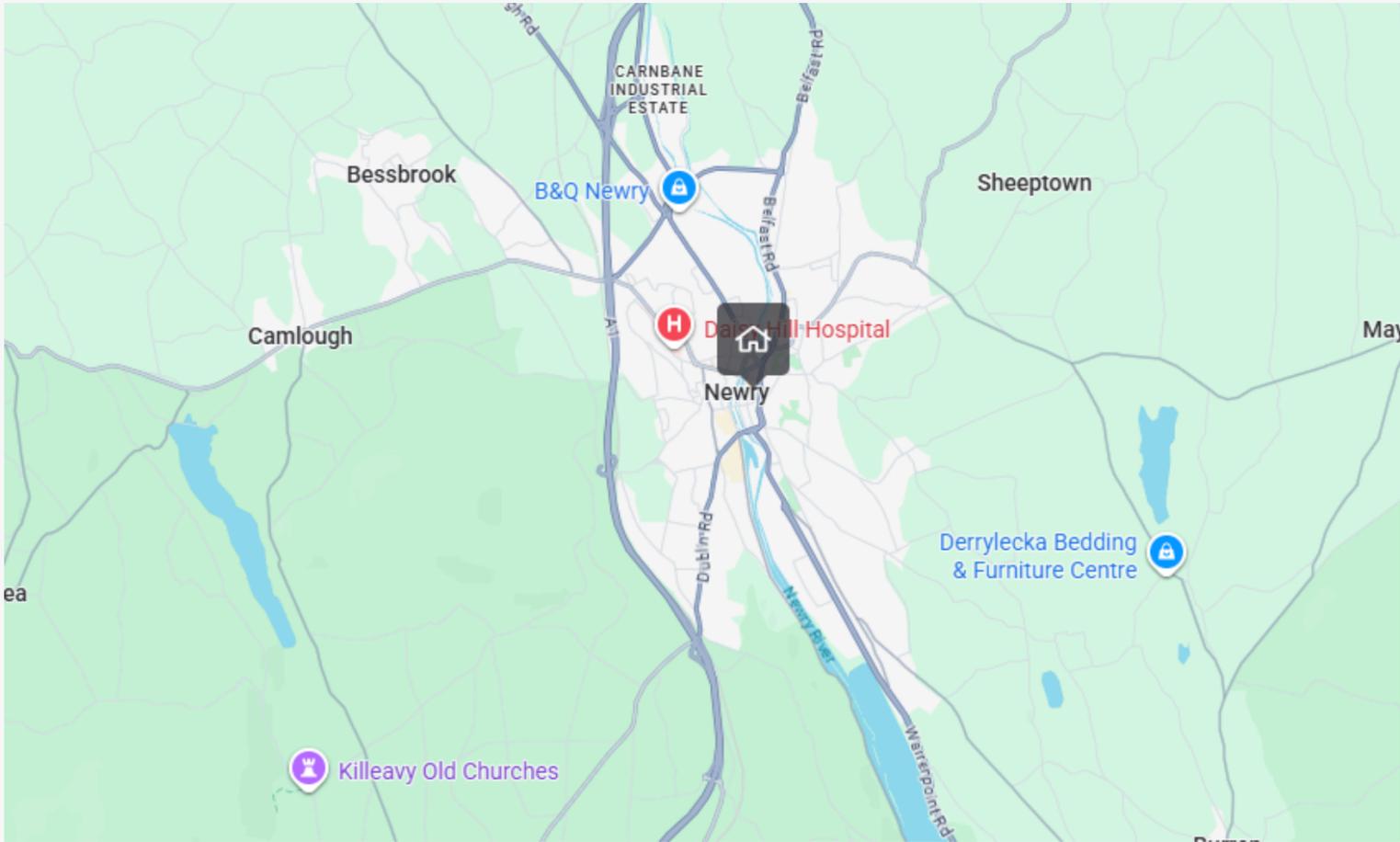


Second Floor Floor Plan



96 Hill Street, Newry, BT34 1BT

LOCATION MAPS



City Centre Retail Premises (10,380 SQFT NIA)

96 Hill Street

Newry

BT34 1BT

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 £32,500

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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