



For Sale Fully Let
Commercial Investment

Carnbane East Industrial Estate, Newry BT35 6QH



McKIBBIN
COMMERCIAL

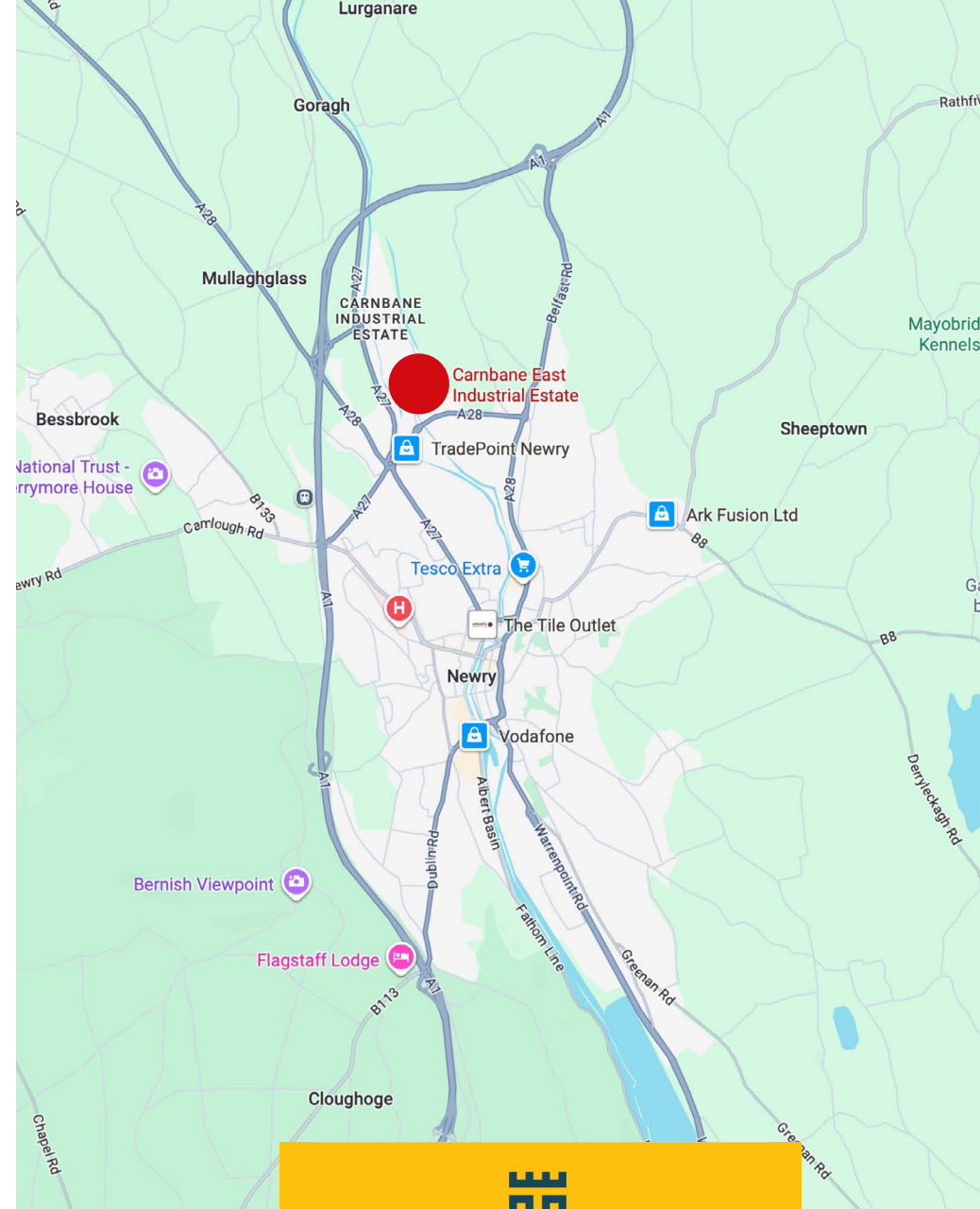
028 90 500 100

INVESTMENT HIGHLIGHTS

- Attractive commercial investment opportunity producing £186,385.75 per annum, exclusive.
- Fully let to a strong mix of national and regional covenants including Screwfix, Bassetts, Fyfes, Johnstone's Decorating Centre and PTS.
- Established trading location within one of Newry's busiest business parks.
- Offers secure income stream with excellent tenant retention history.
- Asset Management Opportunities – Potential for future rental growth at rent review/ lease expiry and opportunities to re-gear leases to extend security of income.
- Seeking offers in excess of £2,800,000 exclusive, reflecting a net initial yield of c. 6.26%, after purchaser's costs.

LOCATION

- Strategic cross-border location – Newry is a thriving commercial centre positioned midway between Belfast and Dublin, benefitting from excellent connectivity by road and rail.
- Carnbane East Industrial Estate is accessed off the A28 (Custom Station Roundabout) via Carnbane Way, approximately 2 miles from Newry City Centre.
- The estate has become a hub for trade counter, distribution and showroom operators, drawing strong footfall and consistent occupier demand.
- This prominence ensures long-term resilience and investor confidence.
- Cross-Border Advantage – Newry's strategic position between Belfast and Dublin underpins consistent demand and long-term investment appeal.



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TENANCY SCHEDULE

Unit	Tenant	Trading As	Size (sq ft)	Rent PA	Lease Term	Lease Expiry	Break	Rent Review
1	Fyfes Vehicle & Engineering Supplies Ltd	Fyfes	3,959	£32,661.75	15 yrs	06/02/2032	07/02/2027	07/02/2022
2, 3 & 4	Wolseley UK Limited	Bassetts	10,468	£53,000.00	25 yrs	30/04/2030		01/05/2025
7	PPG Architectural Coatings UK Ltd	Johnstons Decorating Centre	2,966	£20,000.00	20 yrs	30/06/2025		
8	PTS Group Ltd	PTS	5,499	£38,724.00	10 yrs	28/10/2030	29/10/2025	
9 & 10	Screwfix Direct Ltd	Screwfix	5,961	£42,000.00	10 yrs	23/10/2026		
TOTAL			28,853	£186,385.75				

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DESCRIPTION

- The subject comprises a modern and well-established business park positioned on a prominent roadside frontage.
- The scheme has been sub-divided into five showroom/trade counter units, all occupied by established tenants.
- Units benefit from modern construction, open-plan layouts, excellent servicing arrangements, and customer parking.
- The property's design and tenant mix create a well-balanced and income-secure investment asset.

RATES INFORMATION

We have been advised by Land & Property Services that the Net Annual Values are as follows:-

Unit 1: £28,500

Units 2-4: £53,400

Unit 7: £15,600

Unit 8: £29,400

Units 9-10: £38,000

Rate in £ 2025/26 =£0.600784

PROPOSAL

We are instructed to seek offers in excess of £2,800,000 exclusive.

A purchase at this level reflects a net initial yield of c. 6.26%, assuming standard purchaser's costs.

VAT

The property is elected for VAT. It is anticipated the sale will qualify as a Transfer of a Going Concern (TOGC).



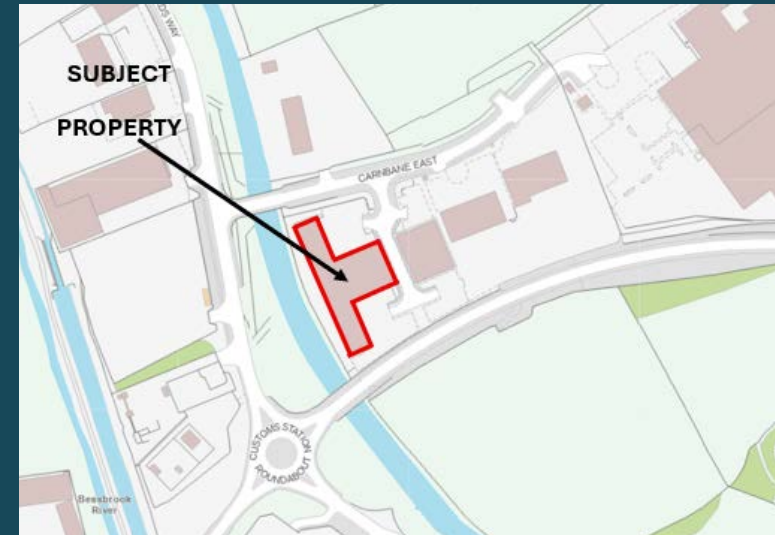
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EPC

Unit 1	C56
Unit 2-4	C62
Unit 7	TBC
Unit 8	TBC
Units 9-10	C60

Copies of the full certificates are available on request.



Not to Scale

CONTACT

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

