



For Sale Fully Let
Commercial Investment

Carnbane East Industrial Estate, Newry BT35 6QH



McKIBBIN
COMMERCIAL

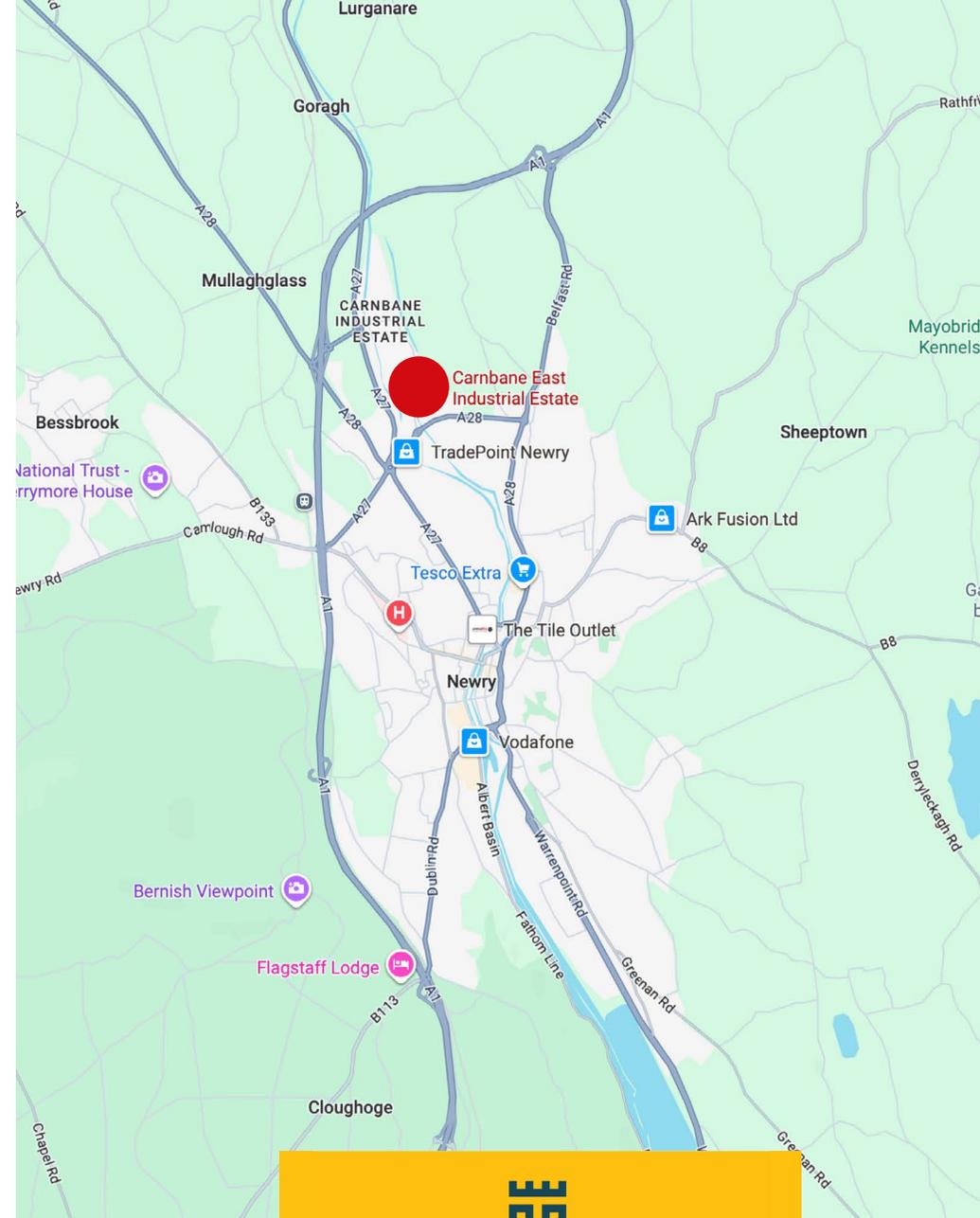
028 90 500 100

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.



For Sale Fully Let Commercial Investment
Carnbane East Industrial Estate, Newry BT35 6QH


McKIBBIN
COMMERCIAL

028 90 500 100

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				

For Sale Fully Let Commercial Investment
Carnbane East Industrial Estate, Newry BT35 6QH



McKIBBIN
COMMERCIAL

028 90 500 100

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).



For Sale Fully Let Commercial Investment
Carnbane East Industrial Estate, Newry BT35 6QH



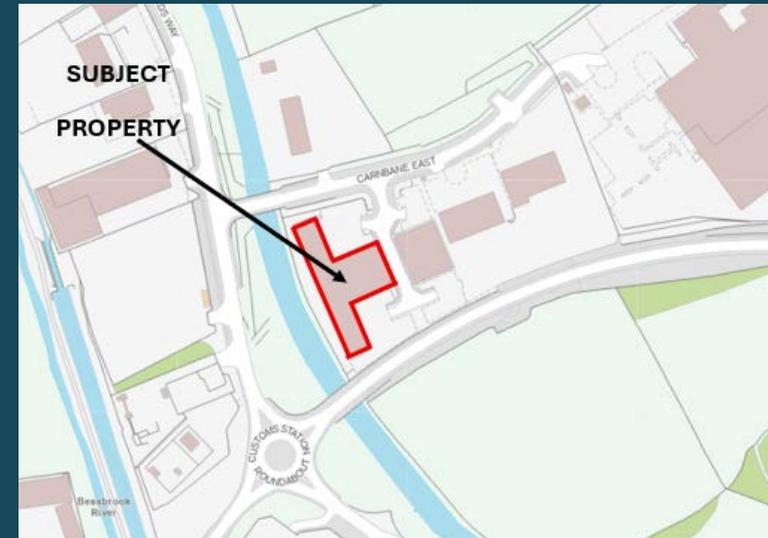
McKIBBIN
COMMERCIAL

028 90 500 100

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

For further information or to arrange a viewing contact:

Ryan McKenna

rmck@mckibbin.co.uk

Ben Escott

be@mckibbin.co.uk

McKibbin Commercial Property Consultants

Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk



Follow us for up-to-date news and information!

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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.



McKIBBIN
COMMERCIAL

028 90 500 100