



(028) 3026 6811

G/25/095

TO LET

Unit 2 Greenbank Service Station
5 Warrenpoint Road
Newry
BT34 2PF



PROMINENT RETAIL PREMISE
(632 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located on Warrenpoint Road, a main thoroughfare to Newry City in Greenbank Service Station.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Ground floor retail premises.
- In close proximity to Centra, Mauds ice cream, Brown Car sales and Dominos.

ACCOMMODATION

Ground floor – 632 SQFT NIA

Retail area

Store

Kitchenette

W/C

Yard

KEY FEATURES

- Parking on site
- Electric roller shutter
- Air-conditioned unit

LEASE TERMS

Minimum 3-year lease

Tenant responsible for repairs, rates, pro rata contribution to building insurance. Rentals payable quarterly in advance.

GUIDE RENT

£13,000 per annum (exclusive)

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: £8,900

The commercial rate in the pound for 2025/26 is £0.6007.

Rates payable are approx. £5,346 per annum



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

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

EPC

C – 67 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0471-3641-1884-3307-9121>

VIEWING

Gerard Kelly
Ryan McBride

07796947736

gerard@bestpropertyservices.com
ryan@bestpropertyservices.com



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

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.