

G/25/085

TO LET

81 Ashgrove Road Newry BT34 1QJ



COMMERCIAL PROPERTY TO LET AVAILABLE IN 1 OR MORE LOTS (8,445 SQFT NIA)

www.bestpropertyservices.com





LOCATION

- Located on the Ashgrove road in close proximity to the Belfast Road
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Ground and First floor commercial premises with yard space
- Other nearby occupiers include Comisky Motors, Givran Auotparts and Eden Wood Structures.

ACCOMMODATION

Basement – 4,517 SQFT NIA Ground Floor – 3,928 SQFT NIA Communal office Reception area Kitchenette Mezzanine 2x W/C

KEY FEATURES

- Close proximity to A1 Motorway
- Secure site
- Parking available on site.
- Suitable for a range of uses

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£25,000 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: £12,527 The commercial rate in the pound for 2025/26 is £0.6007. Rates payable are approx. £7,525 per annum

EPC

C – 65 - https://find-energy-certificate.service.gov.uk/energy-certificate/3487-5741-4401-0474-0073

VIEWING

Gerard Kelly 07796947736



<u>qerard@bestpropertyservices.com</u> <u>ryan@bestpropertyservices.com</u>

> 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.















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.













BEST PROPERTY SERVICES (N.I.) LTD 108 HILL STREET, NEWRY, CO. DOWN, N. IRELAND BT34 1BT

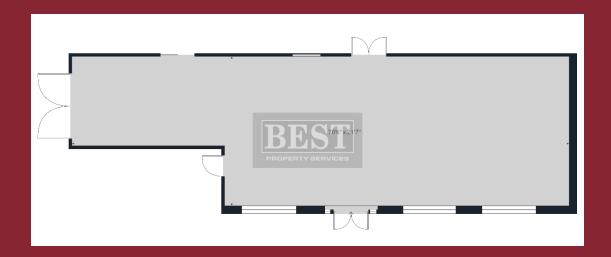
TEL: (028) 3026 6811 : FAX: (028) 3026 5607 www.bestpropertyservices.com

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.

GROUND FLOOR



BASEMENT





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.