



(028) 3026 6811

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



INVESTOR IN PEOPLE

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 Autoparts 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

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BEST PROPERTY SERVICES (N.I.) LTD

108 HILL STREET, NEWRY,

CO. DOWN, N. IRELAND BT34 1BT

TEL: (028) 3026 6811 : FAX: (028) 3026 5607

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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.



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GROUND FLOOR



BASEMENT



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