

**TO LET**

**81 Ashgrove Road, Newry, BT34 1QJ**  
**Commercial Property To Let (4,517 SQFT NIA)**

**BEST**  
PROPERTY SERVICES

## Features

- Close Proximity to A1 Motorway
- Secure Site
- Parking Available On Site
- Suitable for a Range of Uses

### Location

Located on Ashgrove Road, just off the Belfast Road in Newry, the property benefits from convenient access to the city and surrounding transport routes.

Newry is situated approximately 34 miles from Belfast and 66 miles from Dublin, providing excellent connectivity to both major cities.

Nearby occupiers include Comiskey Motors, Givran Autoparts and Eden Wood Structures.

### Accommodation

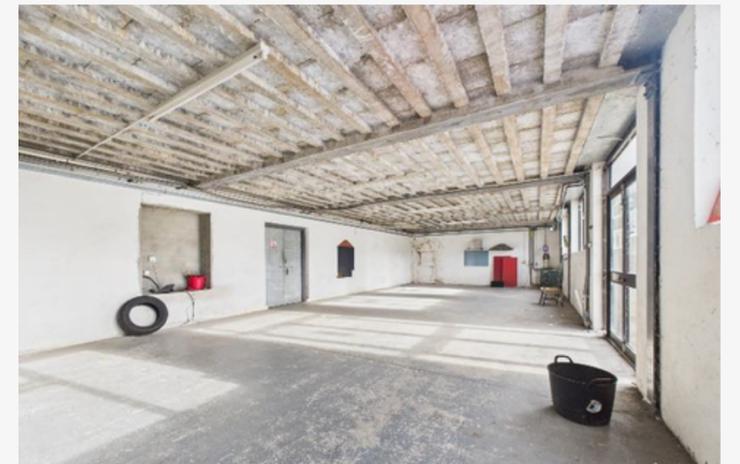
**Basement** – 4,517 SQFT NIA

### Lease Terms

Minimum 3-year lease

### Guide Rent

£10,000 per annum



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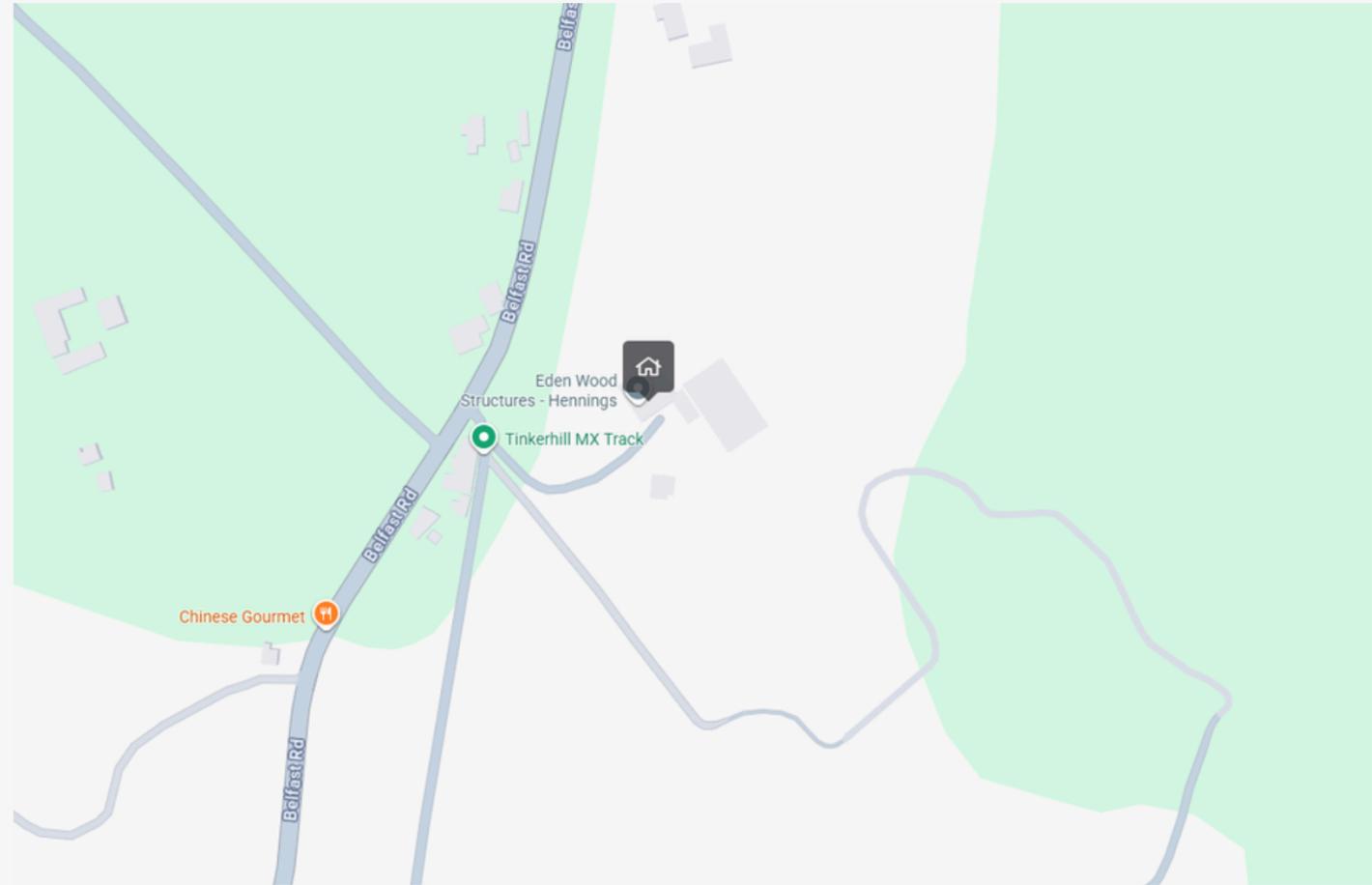
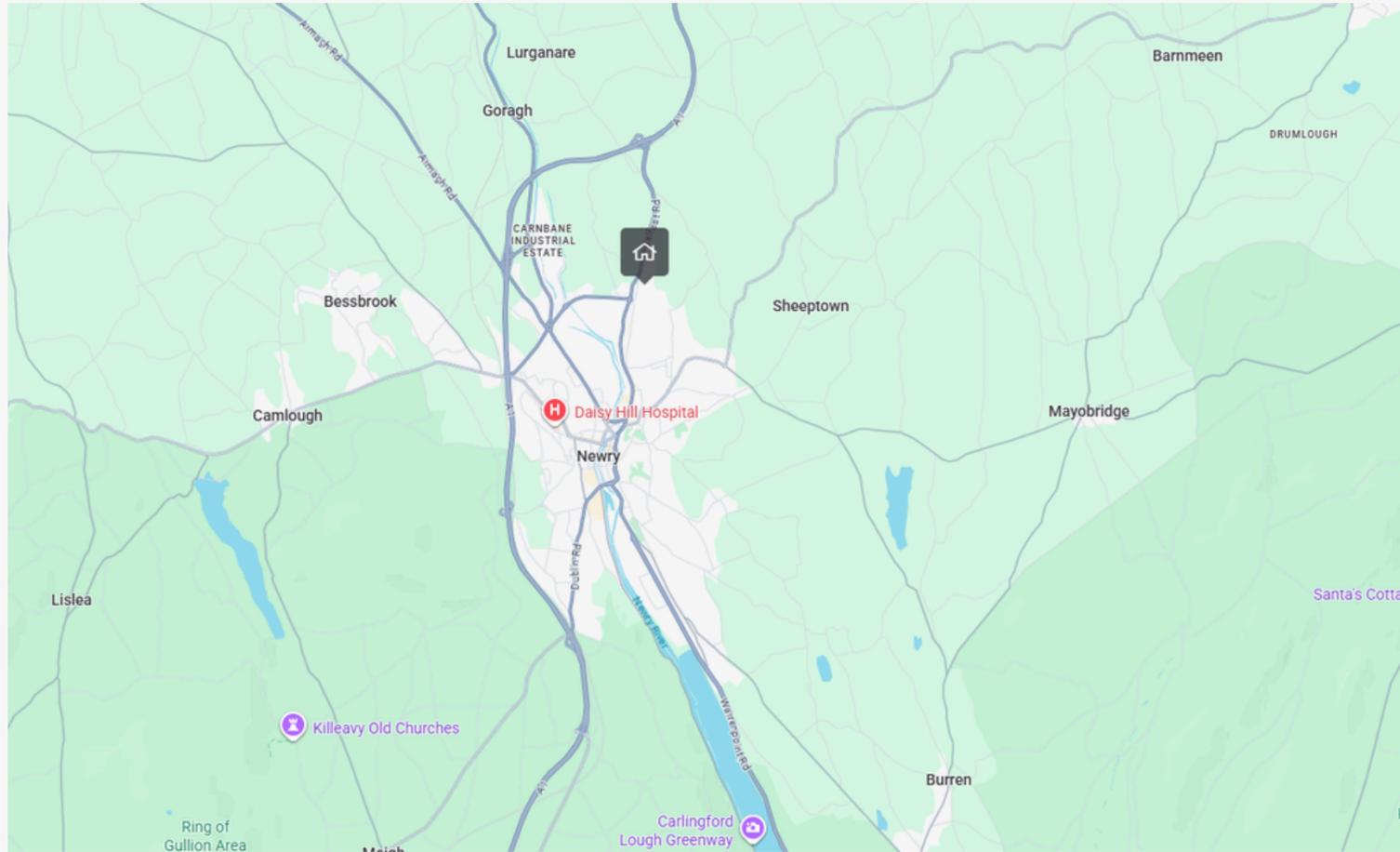


**Floor Plan**



81 Ashgrove Road, Newry, BT34 1QJ

# LOCATION MAPS



# Commercial Property To Let (4,517 SQFT NIA)

81 Ashgrove Road

Newry

BT34 1QJ

## 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 2025/2026 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>

## FURTHER INFORMATION & VIEWINGS

Inspection of the property is strictly by private appointment. For further information please contact:

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