



(028) 3026 6811

G/25/107

TO LET

5A Marcus Street
Newry
BT34 1ET



GROUND FLOOR RETAIL PREMISES
(579 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located on Marcus Street in Newry City Centre.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Car parking located in close proximity to the property
- Other nearby occupiers include Cathedral Quarter Dental, FD Technologies and Menarys.

ACCOMMODATION

Ground Floor – 579 SQFT NIA

Retail Area

Kitchenette

Store

W/C

KEY FEATURES

- City centre location
- Roller shutter door

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£6,500 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: £7,300

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

Rates payable are approx. £4,385 per annum

EPC

D – 90 - <https://find-energy-certificate.service.gov.uk/energy-certificate/8696-7100-3856-6540-1196>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
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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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