



(028) 3026 6811

G/25/109

TO LET

47 The Mall
Newry
BT34 1AN



RETAIL UNIT LOCATED IN CITY CENTRE
(820 SQFT NIA)

www.bestpropertyservices.com



LOCATION

- Located on The Mall in Newry City Centre.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Other nearby occupiers include Newry Bus Station, La Dolce Vita Restaurant, McKeevers Chemist and Boyles Sports.

ACCOMMODATION

Ground Floor – 820 SQFT NIA

Retail area

Office

Kitchenette

Disabled W/C

KEY FEATURES

- 115 Public car parking spaces to the rear of the property
- Outdoor patio area
- Air-conditioned unit
- Electric roller shutter

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£13,950 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: £10,800

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

Rates payable are approx. £6,487 per annum

EPC

D – 81 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0589-1316-1863-5087-8225>

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.



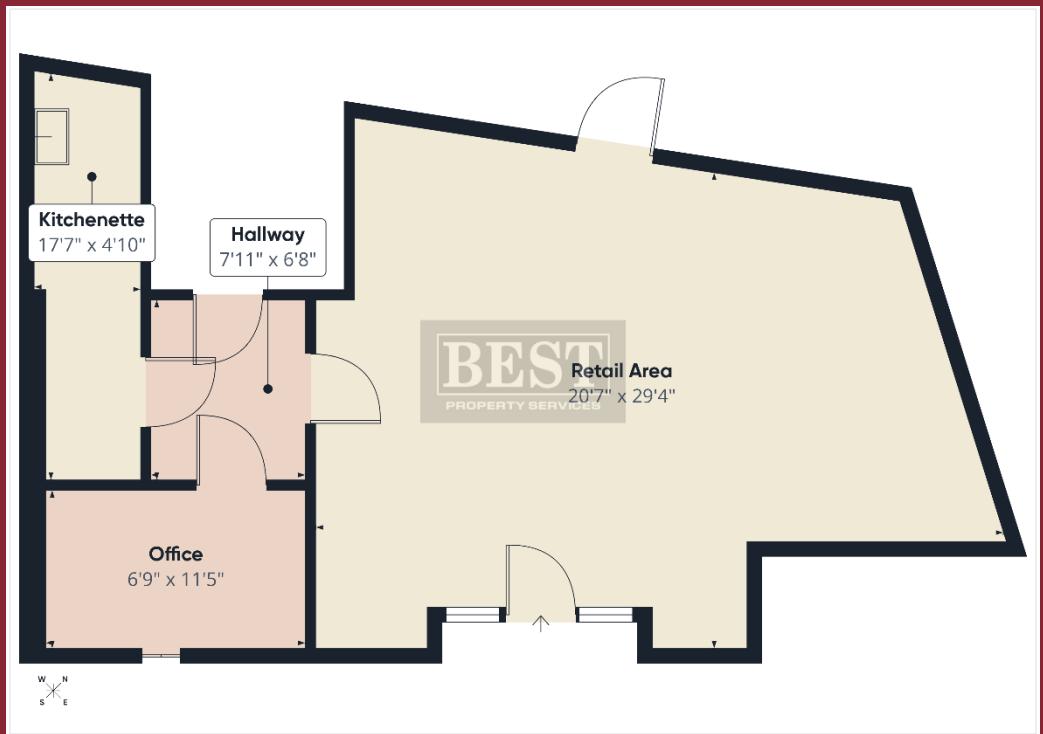
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