



(028) 3026 6811

G/26/003

TO LET

3 Margaret Square
Newry
BT34 1JA



PROMINENT BUSINESS PREMISES
OVER THREE FLOORS
(2,019 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located on Margaret Square 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 Shelbourne Bakery, Ulster Bank and Jack Murphys Jewellers.

ACCOMMODATION

Ground Floor – 735 SQFT NIA

Reception Area

Office

First Floor – 1,008 SQFT NIA

4 Offices

Second Floor – 275 SQFT NIS

Male and Female W/Cs

Kitchenette

Office

KEY FEATURES

- Oil fired central heating and A/C units throughout
- Some fixtures and fittings included

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£22,000 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: £15,600

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

Rates payable are approx. £9,371 per annum



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.

EPC

For full details contact the Agent

VIEWING

Gerard Kelly 07796947736

Ryan McBride

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ryan@bestproperty-services.com

GROUND FLOOR IMAGES



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FIRST FLOOR IMAGES



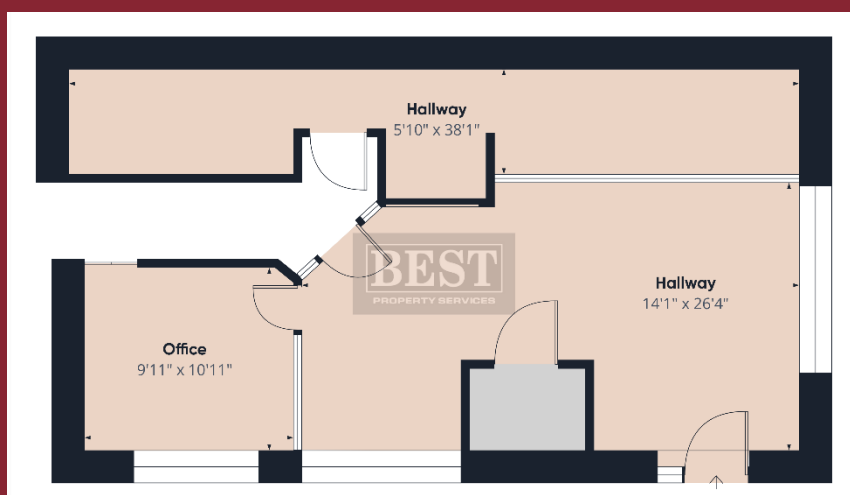
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SECOND FLOOR IMAGES



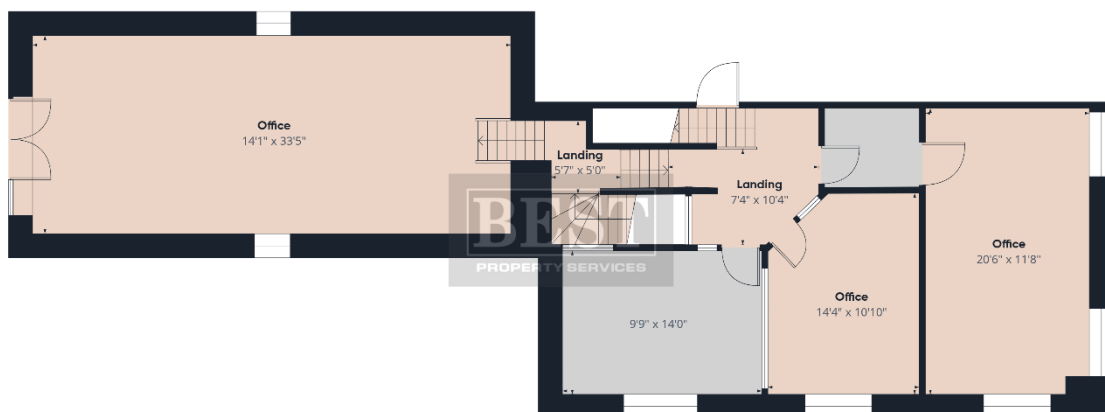
GROUND FLOOR FLOORPLAN



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FIRST FLOOR FLOORPLAN



SECOND FLOOR FLOORPLAN



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