

TO LET

3 Margaret Square, Newry, BT34 1JA
Prominent Business Premises over Three Floors (2,109 SQFT NIA)

BEST
PROPERTY SERVICES

Features

- Oil Fired Central Heating
- A/C Units Throughout
- Some Fixtures and Fitting Included
- Minimum 3 Year Lease
- Guide Rent: £22,000 per annum (exclusive)

Location

Located on Margaret Square in Newry City Centre, the property benefits from a prime central position within a busy commercial area. Newry is strategically situated approximately 34 miles from Belfast and 66 miles from Dublin, providing strong regional connectivity.

The property is further enhanced by car parking in close proximity, while neighbouring occupiers include well-established businesses such as Shelbourne Bakery, Ulster Bank and Jack Murphys Jewellers.

Accommodation

Ground Floor – 735 SQFT NIA

- Reception Area
- Office

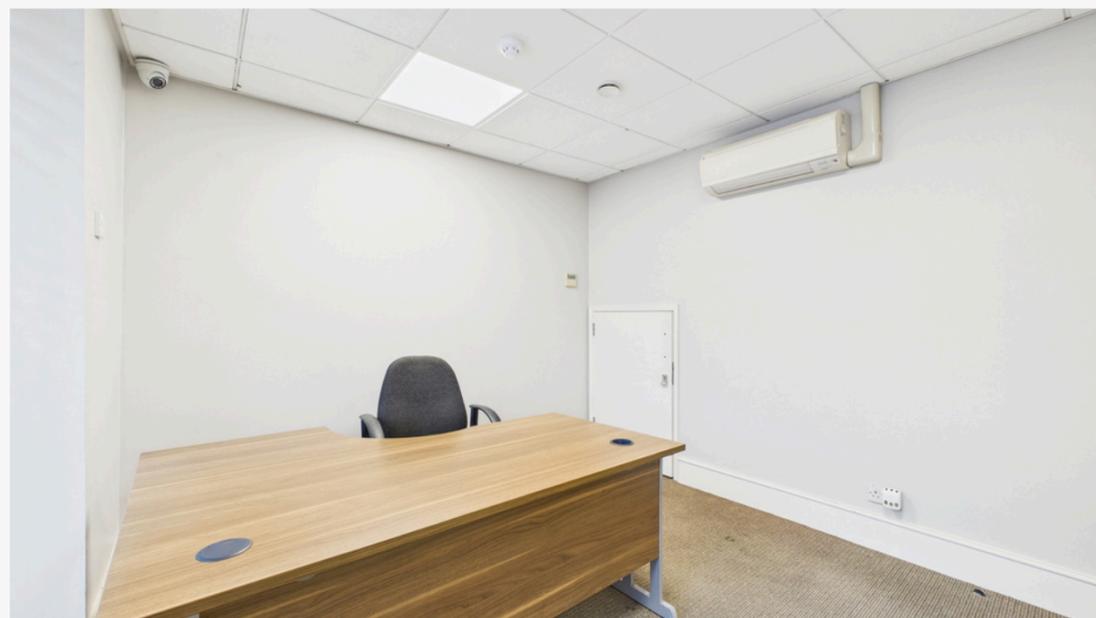
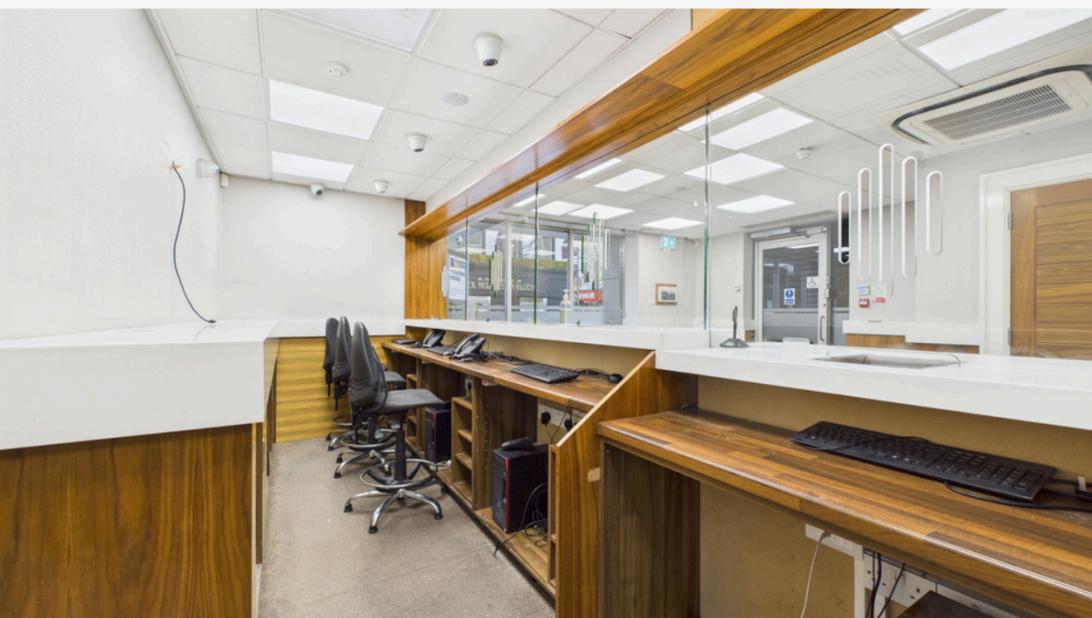
First Floor – 1,008 SQFT NIA

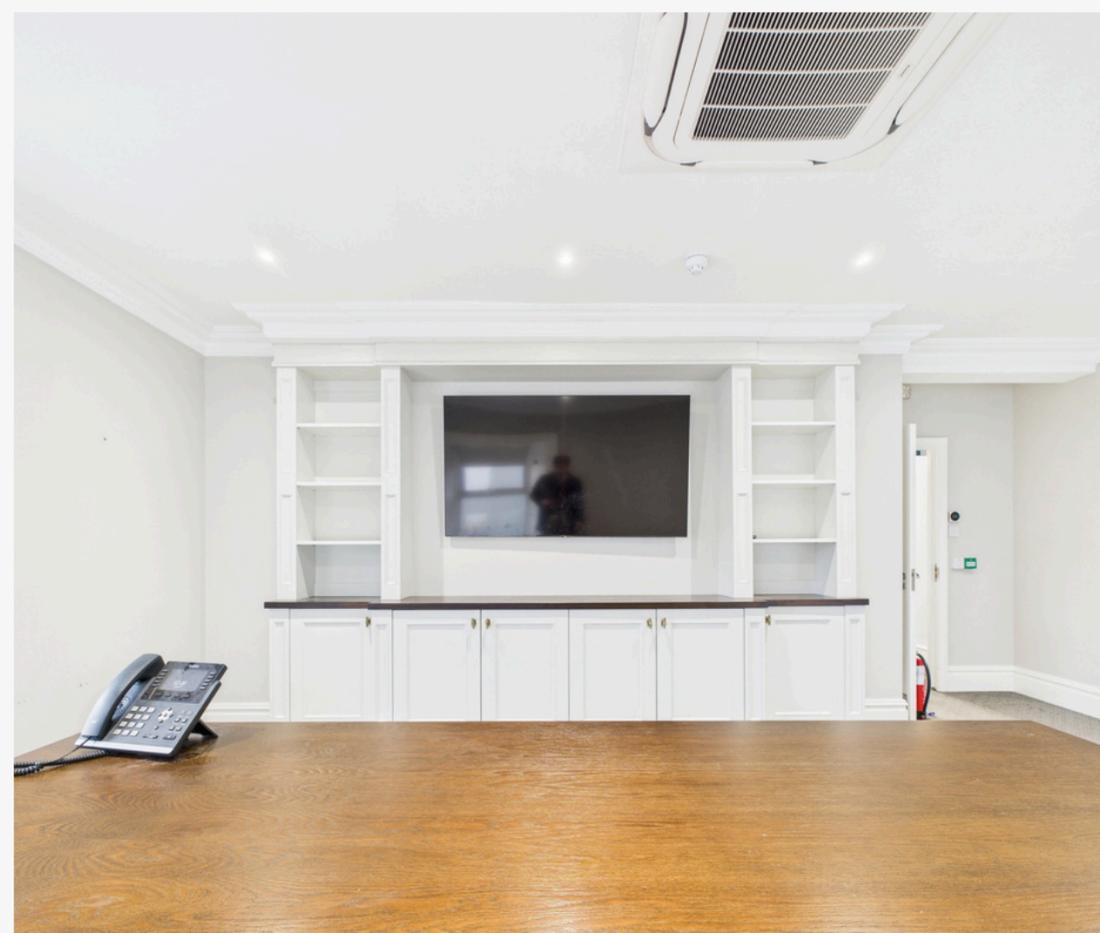
- 4 Offices

Second Floor – 275 SQFT NIA

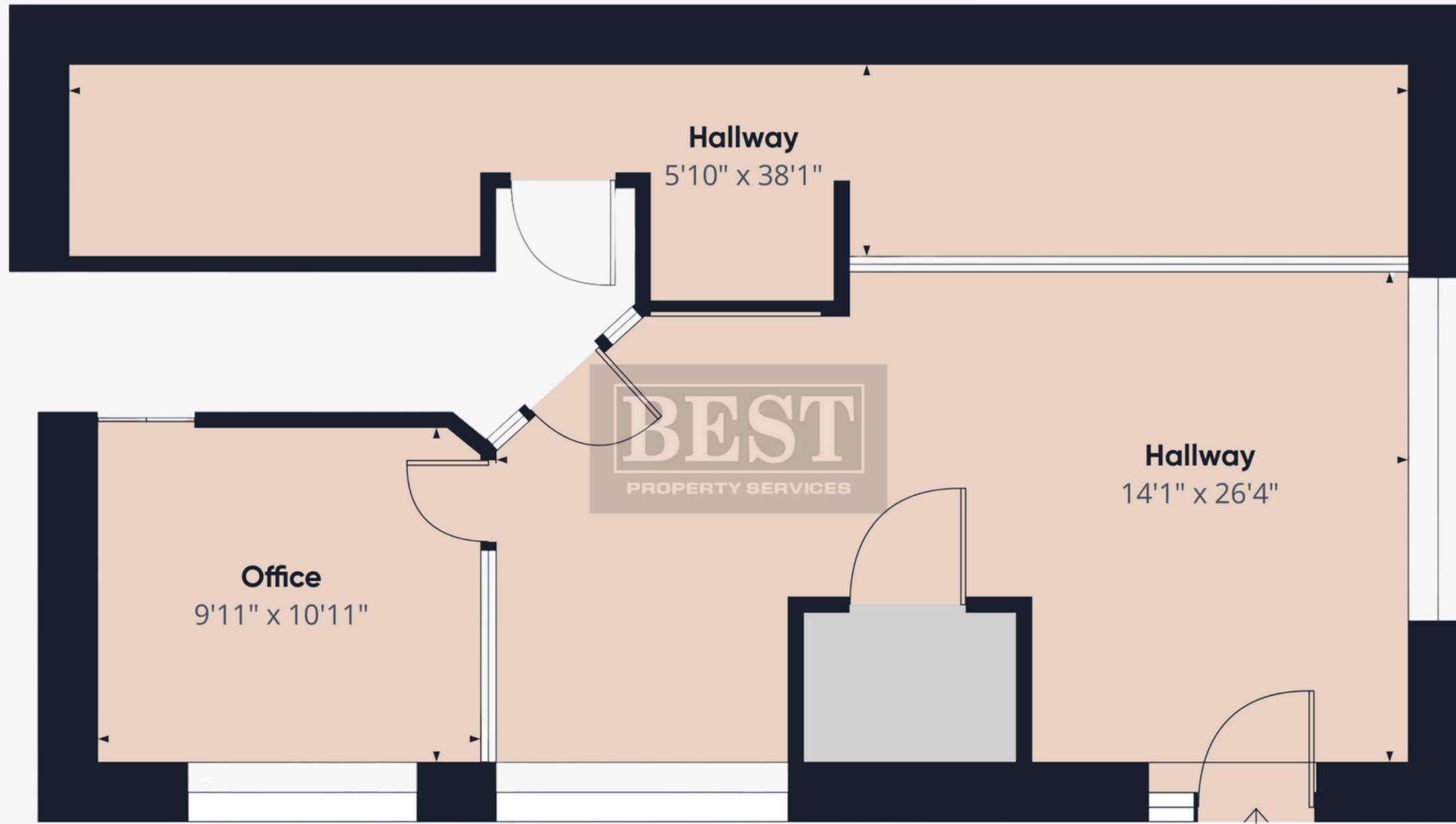
- Male and Female W/Cs
- Kitchenette
- Office



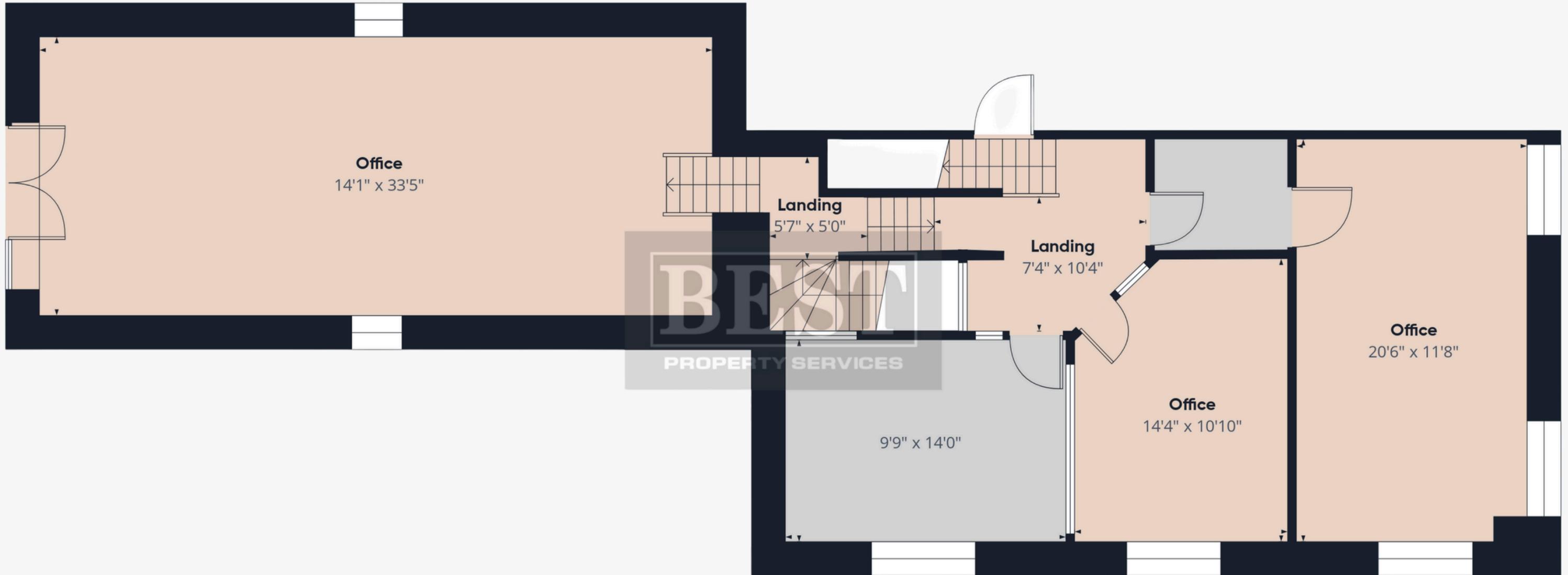




Ground Floor Floor Plan



First Floor Floor Plan

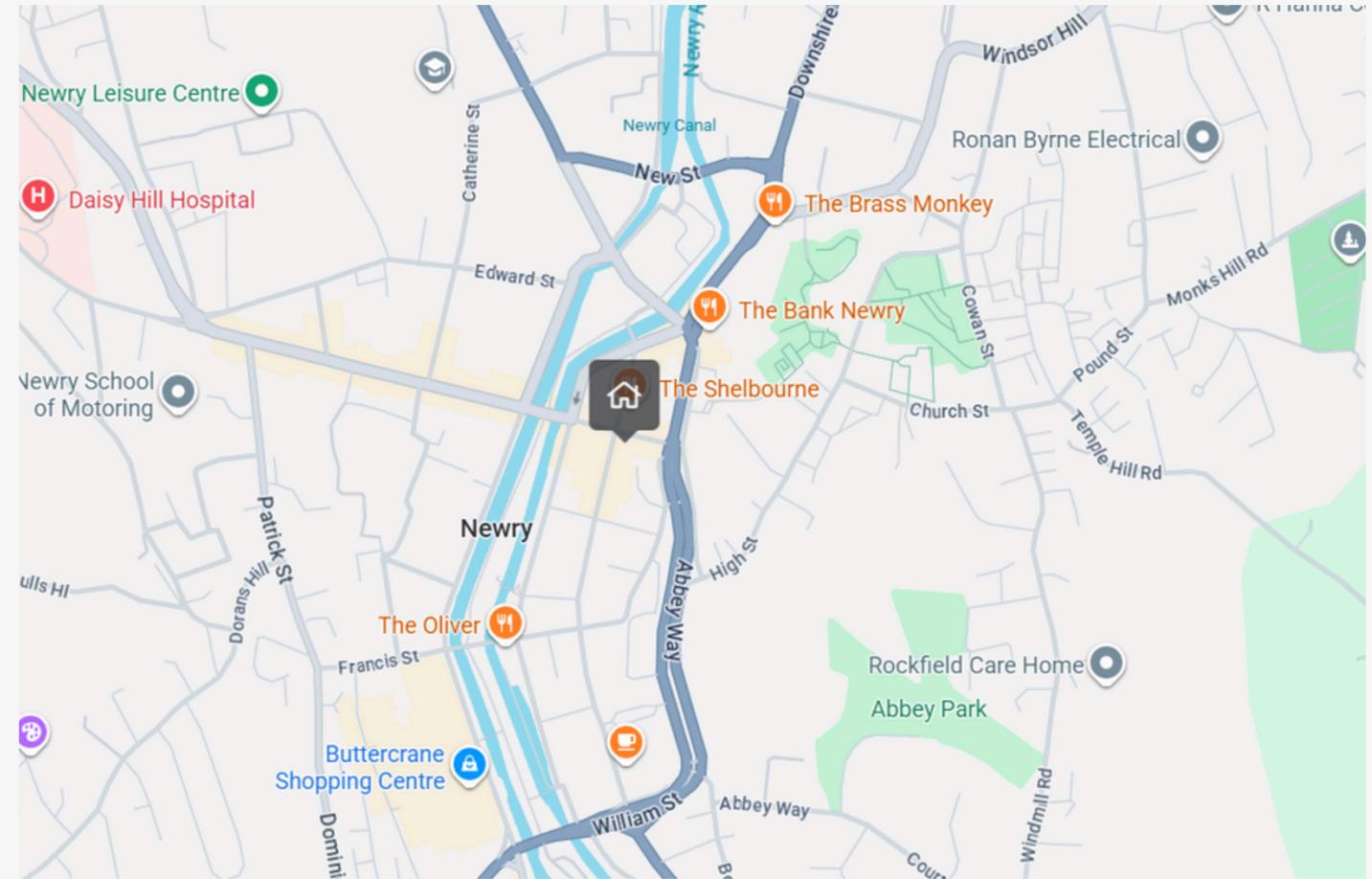
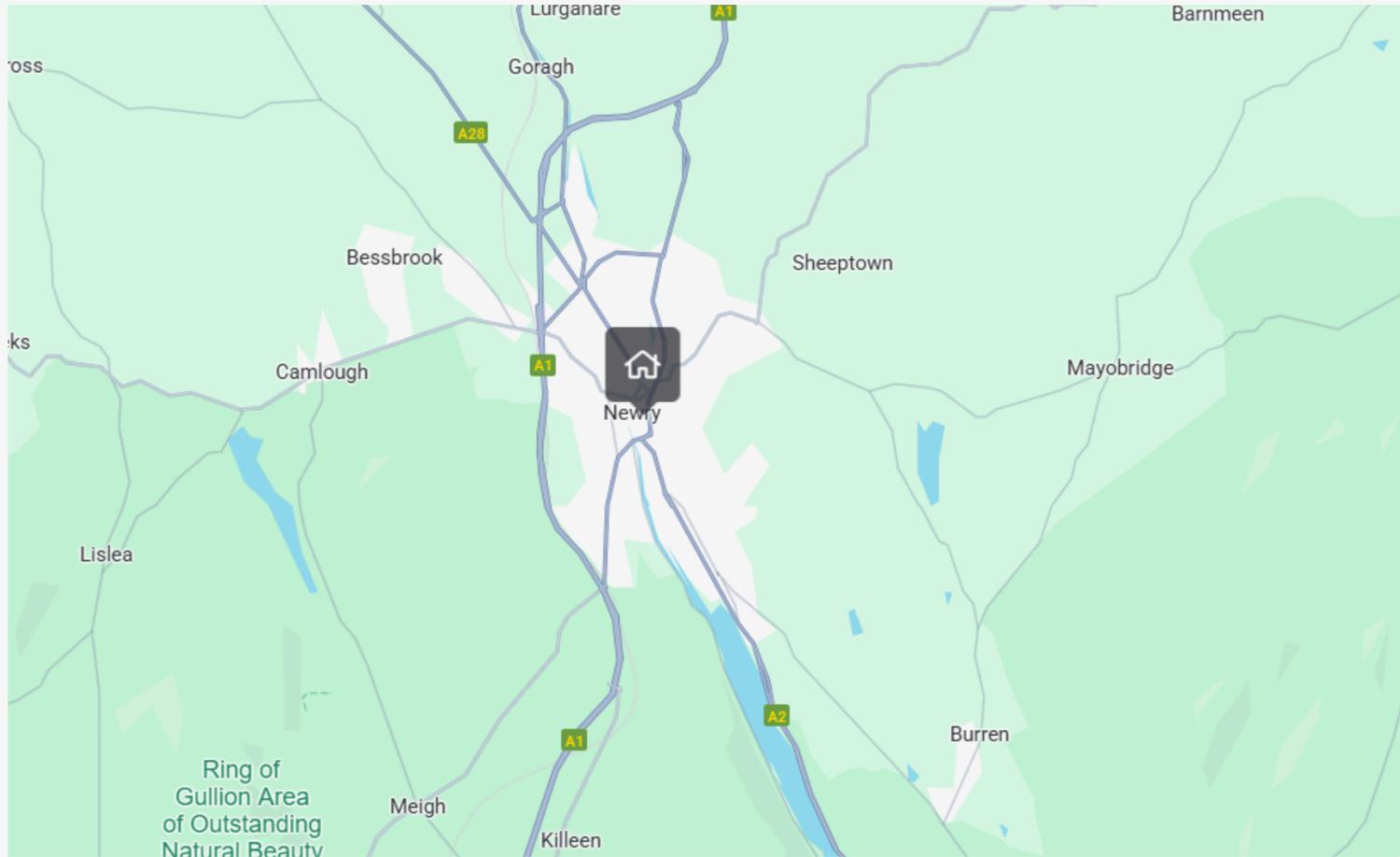


Floor 2

Second Floor Floor Plan



LOCATION MAPS



Prominent Business Premises over Three Floors (2,109 SQFT NIA)

3 Margaret Square

Newry

BT34 1JA

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 2025/2026 is £0.6007.

Rates payable are approx. £9,371 per annum.

FURTHER INFORMATION & VIEWINGS

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

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