



(028) 3026 6811

G/26/004

TO LET

53 Main Street
Forkhill
BT35 9SQ



RETAIL / BUSINESS UNIT
(572 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located in the heart of Forkhill village, 53 Main Street offers a prime retail opportunity with excellent visibility and strong footfall on a main thoroughfare.
- Set within an established retail catchment close to local shops, cafes, community facilities and transport links,
- The property benefits from a loyal local customer base and easy access to Newry town centre and the wider South Down area.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.

ACCOMMODATION

Ground floor – 572 SQFT NIA

Retail area

Private rooms

Kitchenette

Disabled W/C

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£8,500 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: £3,450

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

Rates payable are approx. £2,072 per annum

EPC

For full details contact the Agent

VIEWING

Gerard Kelly 07796947736

Ryan McBride

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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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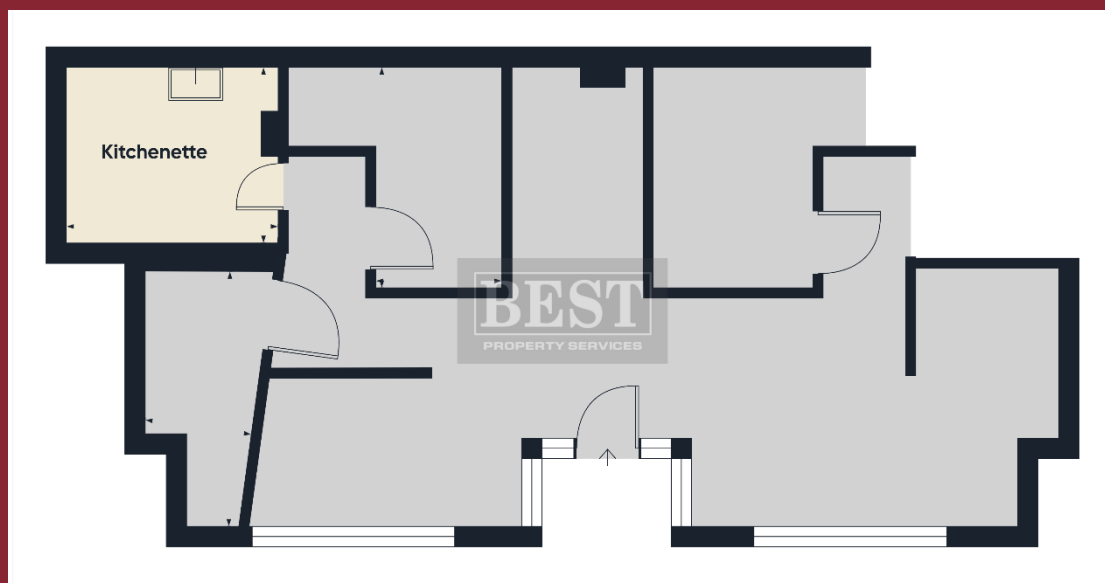
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FLOORPLAN



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