



(028) 3026 6811

G/26/004

TO LET

53 Main Street
Forkhill
BT35 9SQ



RETAIL / BUSINESS UNIT
(572 SQFT NIA)

www.bestpropertyservices.com



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

gerard@bestpropertyservices.com
ryan@bestpropertyservices.com



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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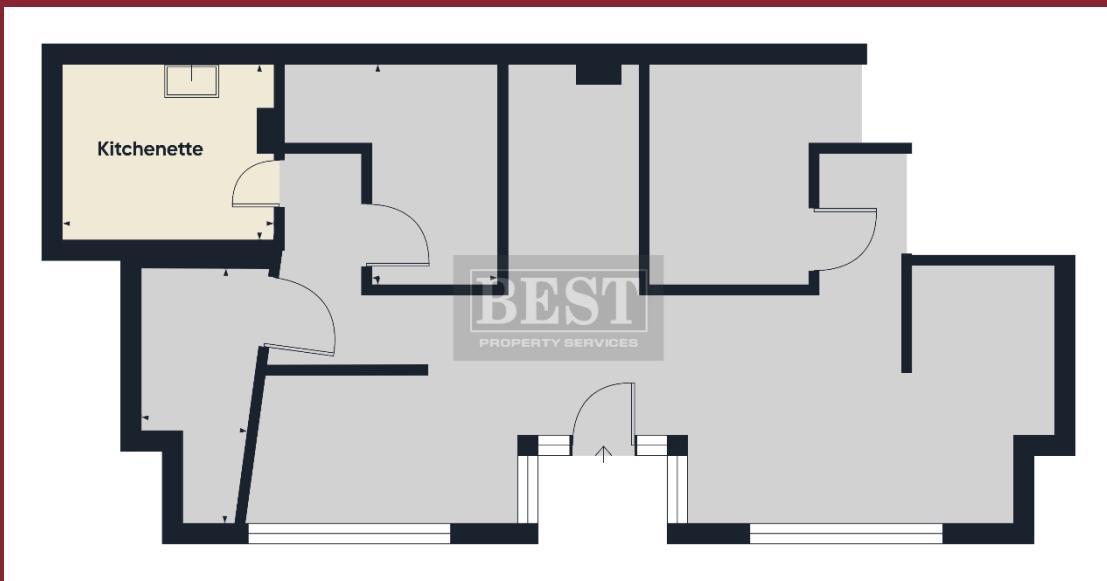
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FLOORPLAN



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