

FOR SALE



Block A - Newry Health Village, Monaghan Street, Newry, BT35 6BW
Investment Opportunity (Tenants Not Affected)

BEST
PROPERTY SERVICES

Features

- Two-Storey Mixed-Use Building Situated in Newry Health Village
- Situated on a Site c. 0.3 Acres
- Communal Car Parking On Site
- Mix of Air Conditioned and Electrical Storage Heaters for the Heating System
- Guide Price - Offers in the Region of £585,000 (+ VAT)

Location

The property occupies a prominent position within Newry Health Village, accessed via Monaghan Street and Corn Market, in the heart of Newry City Centre. Newry is a well-established commercial and retail hub in County Down, strategically located along the Belfast–Dublin Economic Corridor, approximately 34 miles south of Belfast and 66 miles north of Dublin.

The city benefits from excellent transport connectivity, with direct access to the A1 dual carriageway providing efficient links to both Belfast and Dublin, as well as the wider Northern Ireland and Republic of Ireland road networks.

The property is surrounded by established occupiers including Iceland, Dunnes Stores and a range of GP surgeries and pharmacy services, all of which contribute to strong levels of daily footfall.

Accommodation

Unit A - Newpharm
Ground & First Floor
3,173 SQFT NIA

- Retail area
- Office 1
- Office 2
- Kitchenette
- Disabled W/C
- Storage on first floor

Unit B - Atos Origin
Ground Floor
931 SQFT NIA

- Reception area
- Exam room 1
- Exam room 2
- Exam room 3
- Kitchenette
- Disabled W/C

Unit C - Vacant
First Floor
904 SQFT NIA

- Reception area
- Office 1
- Office 2
- Office 3
- Kitchenette
- W/C

Unit D - Dr Shi Clinic
First Floor
609 SQFT NIA

- Reception area
- Treatment room 1
- Treatment room 2
- Kitchenette
- W/C

Tenancy Schedule

| Tenant | Lease Expiry | Area (sq ft / sq m) | Rent (per annum) | Unit /Suite | Lease Start |
|----------|----------------|---------------------|------------------|--------------|-----------------|
| Newpharm | 31st July 2037 | 3,173 SQFT NIA | £26,250 | A GF & FF | 1st August 2022 |
| Atos | 31st July 2028 | 931 SQFT NIA | £17,000 | B GF | 20th June 2012 |
| Vacant | N/A | 904 SQFT NIA | £7,250 ERV | C FF | N/A |
| Dr Shi | TBC | 609 SQFT NIA | £6,000 | D FF | TBC |

Summary

Total area - 5,617 SQFT NIA
 Total annual rent - £56,500

UNIT A

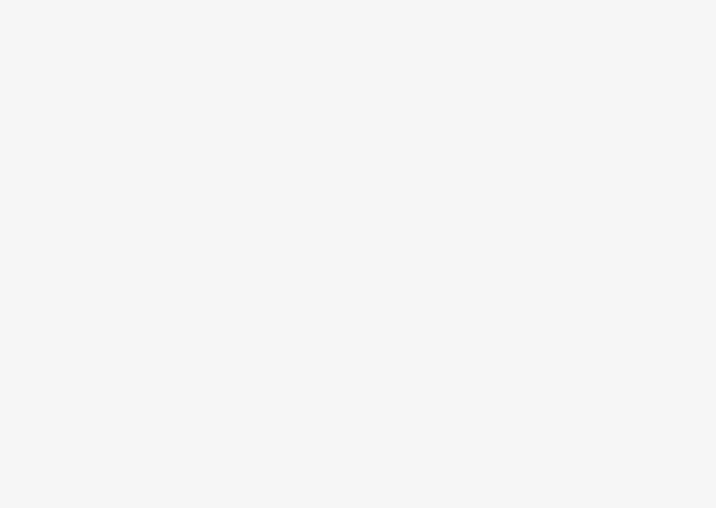


UNIT B



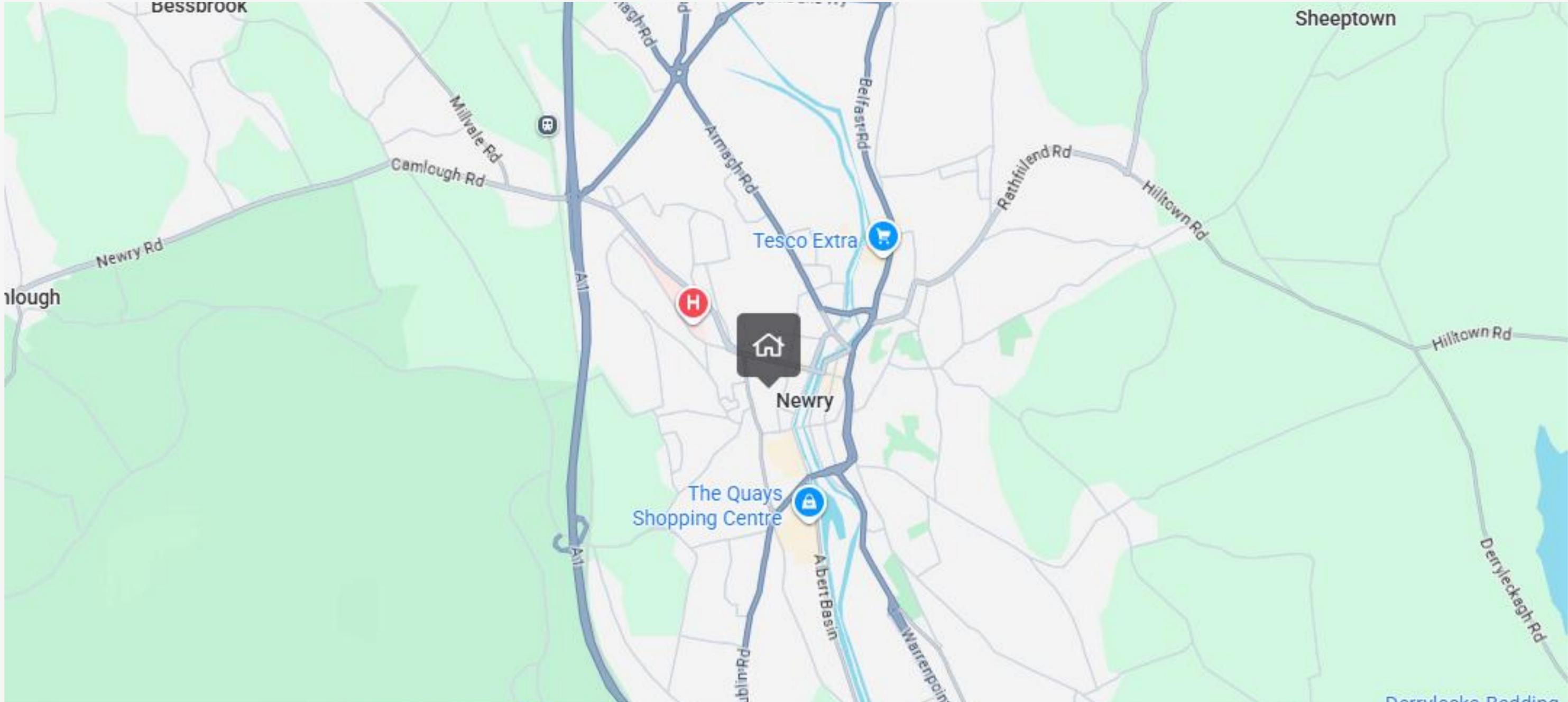
UNIT C

UNIT D



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LOCATION MAP



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:

Unit A is £32,700 - <https://valuationservices.financeni.gov.uk/Property/Details?propertyid=766039>

Unit B is £11,200 - <https://valuationservices.financeni.gov.uk/Property/Details?propertyid=793053>

Unit C is £4,250 - <https://valuationservices.financeni.gov.uk/Property/Details?propertyid=792913>

Unit D is £4,750 - <https://valuationservices.financeni.gov.uk/Property/Details?propertyid=791701>

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

Total rates payable are approx. £52,900 per annum.

VENDORS SOLICITOR

Fisher & Fisher, John Mitchel Place, Newry BT34 2BS

EPC

Block A total EPC - C – 61 - <https://find-energcertificate.service.gov.uk/energy-certificate/0820-0836-7579-9721-9006>

FURTHER INFORMATION & VIEWINGS

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

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