

To Let



16 Belfast Road, Newry, BT34 1QA
Industrial Unit with Yard (1346 SQFT NIA)



Features

- Parking on-site
- Manual shutter
- Yard adjacent to the site
- Central location on busy arterial route

Location

Newry is strategically located on the economic corridor between Dublin – Belfast with a district population in excess of 90,000 people. Newry has experienced considerable expansion in recent times and has become one of the country's foremost shopping destinations. This unit is located on the Belfast Road within close proximity to businesses such as Tesco, Dominos, Spar and Niall Clarke Oils.

Description

Industrial unit with two store rooms and W/C facilities, extending to approximately 1,346 sq ft (NIA).

The secure yard extends to approximately 0.3 acres and is suitable for a range of uses (subject to planning). An adjacent yard is also available and can be let separately.

Lease Terms

Minimum 3-year lease.

Guide Rent

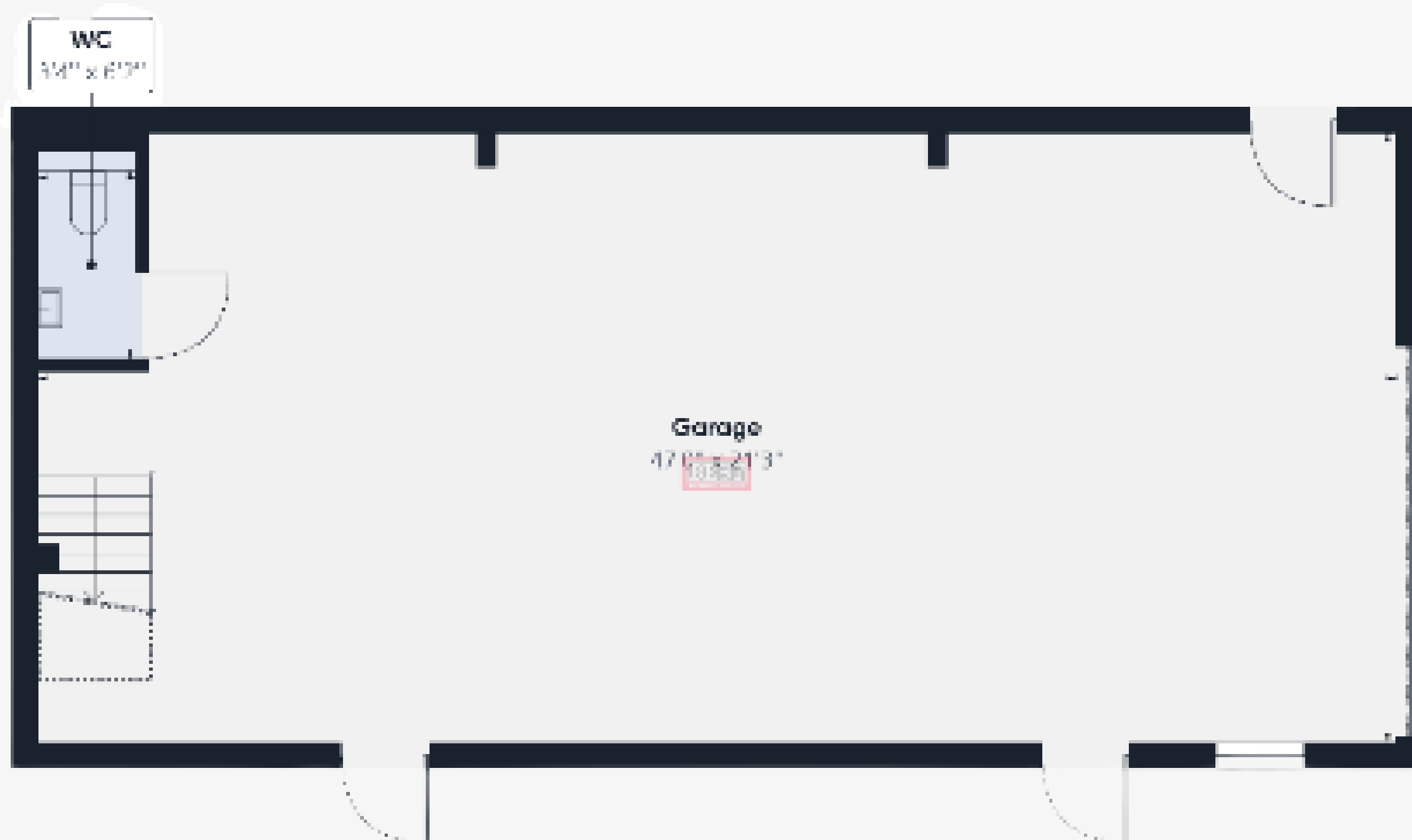
Industrial Unit - £9,500/pa

Yard - £9,750/pa



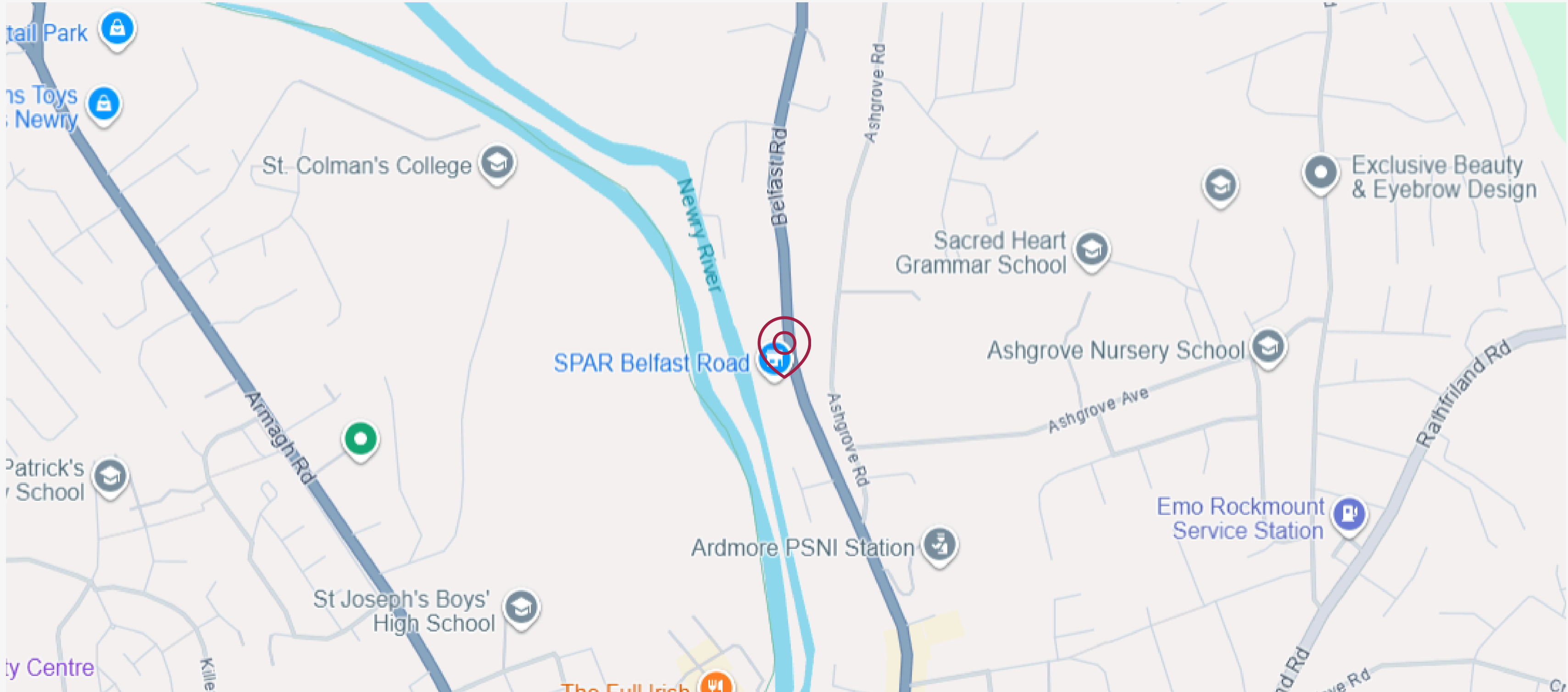


FLOOR PLAN



16 Belfast Road, Newry, BT34 1QA

LOCATION MAP



Industrial Unit with Yard (1346 SQFT NIA)
16 Belfast Road
Newry
BT34 1QA

VAT

Outgoings and prices are exclusive of but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is £1,950.
The commercial rate in the pound for 2025/2026 is £0.6007.

EPC

For full details contact the Agent.

FURTHER INFORMATION & VIEWINGS

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

Gerard Kelly

T: 07796947736

E: gerard@bestpropertyservices.com

Gabija Baguckyte

T: 028 3026 6811

E: gabija@bestpropertyservices.com

