

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

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.

Description

This 2,109 sq ft property is arranged over three floors and offers flexible leasing options.

The ground floor comprises a prominent retail unit with strong frontage, available to let separately. The first and second floors provide well-configured office accommodation, which can be let together as a self-contained suite.

Alternatively, the building is available as a whole, offering an excellent opportunity for a single occupier seeking combined retail and office space. The flexible layout makes the property suitable for a variety of business uses.



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Unit A

Accommodation:

Ground Floor – 735 SQFT NIA

- Reception Area
- Office

First Floor – 529 SQFT NIA

- Office

Rent

£15,000 per annum

Unit B

Accommodation:

First Floor – 479 SQFT NIA

- 3 Offices

Second Floor – 275 SQFT NIA

- Male and Female W/Cs
- Kitchenette
- Office

Rent

£9,000 per annum

Unit C

Option to rent the building as a whole.

Rent

£22,000 per annum

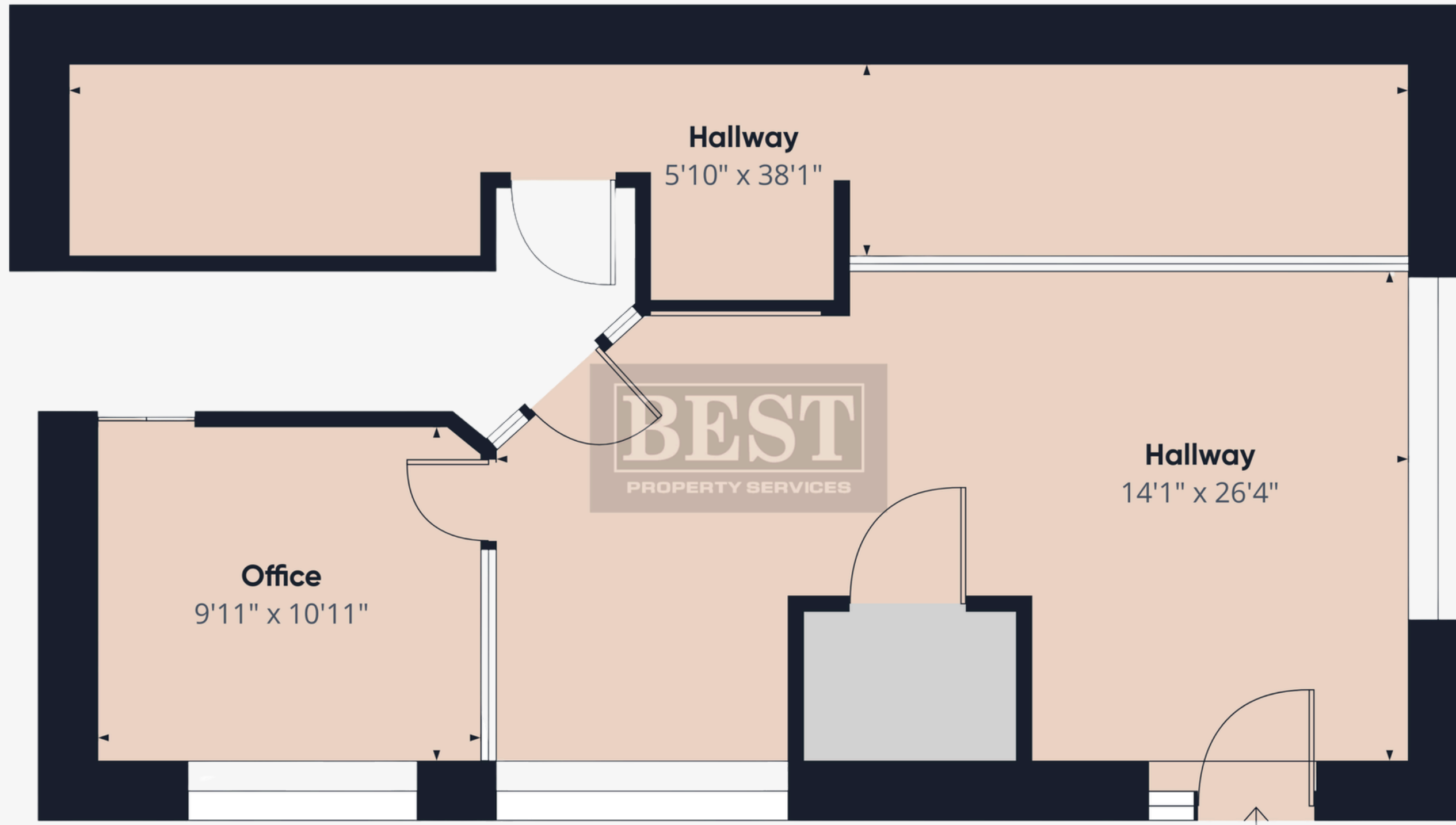
Unit A



Unit B

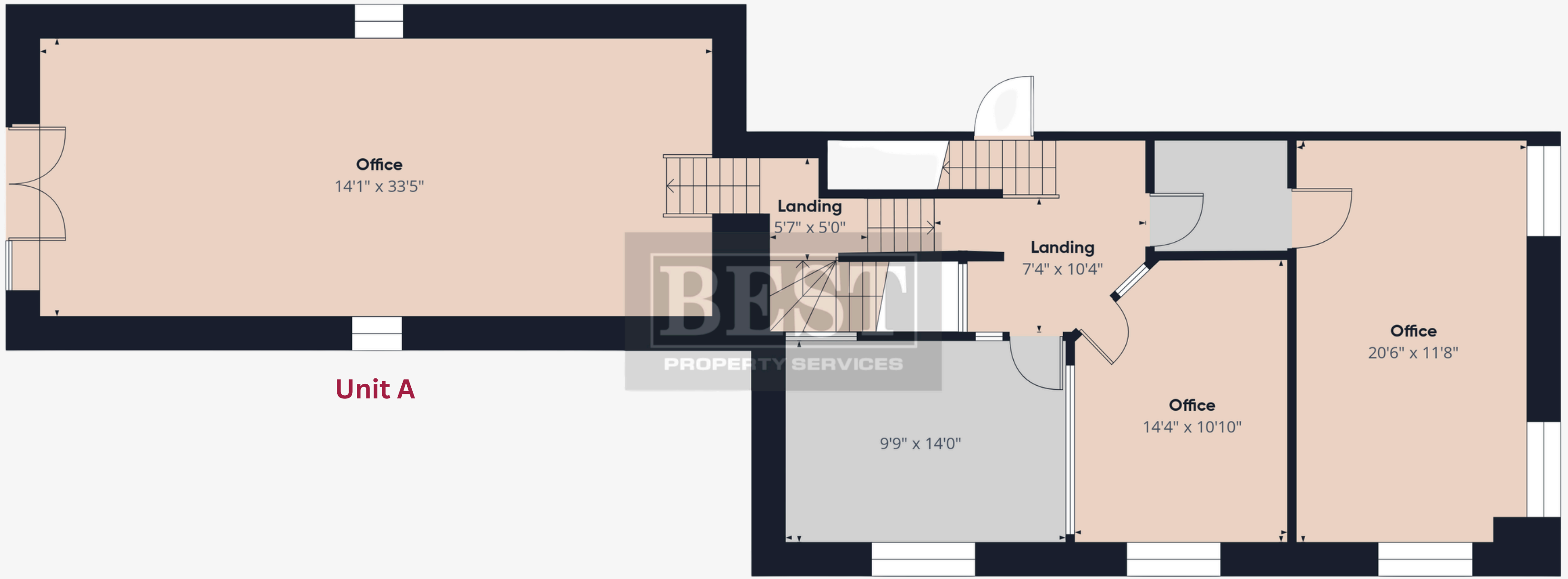


Ground Floor Floor Plan



Unit A

First Floor Floor Plan



Unit A

Floor 2

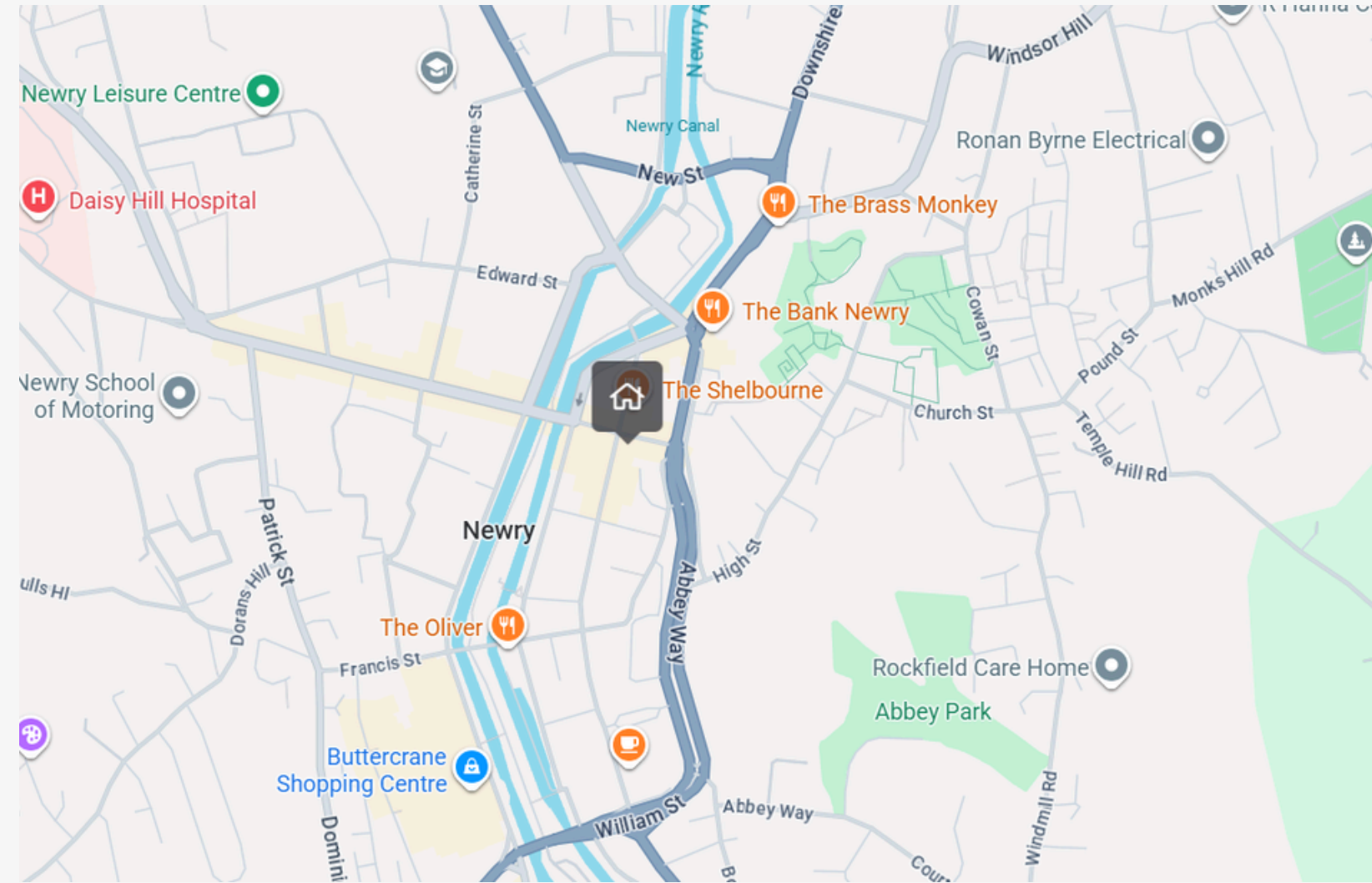
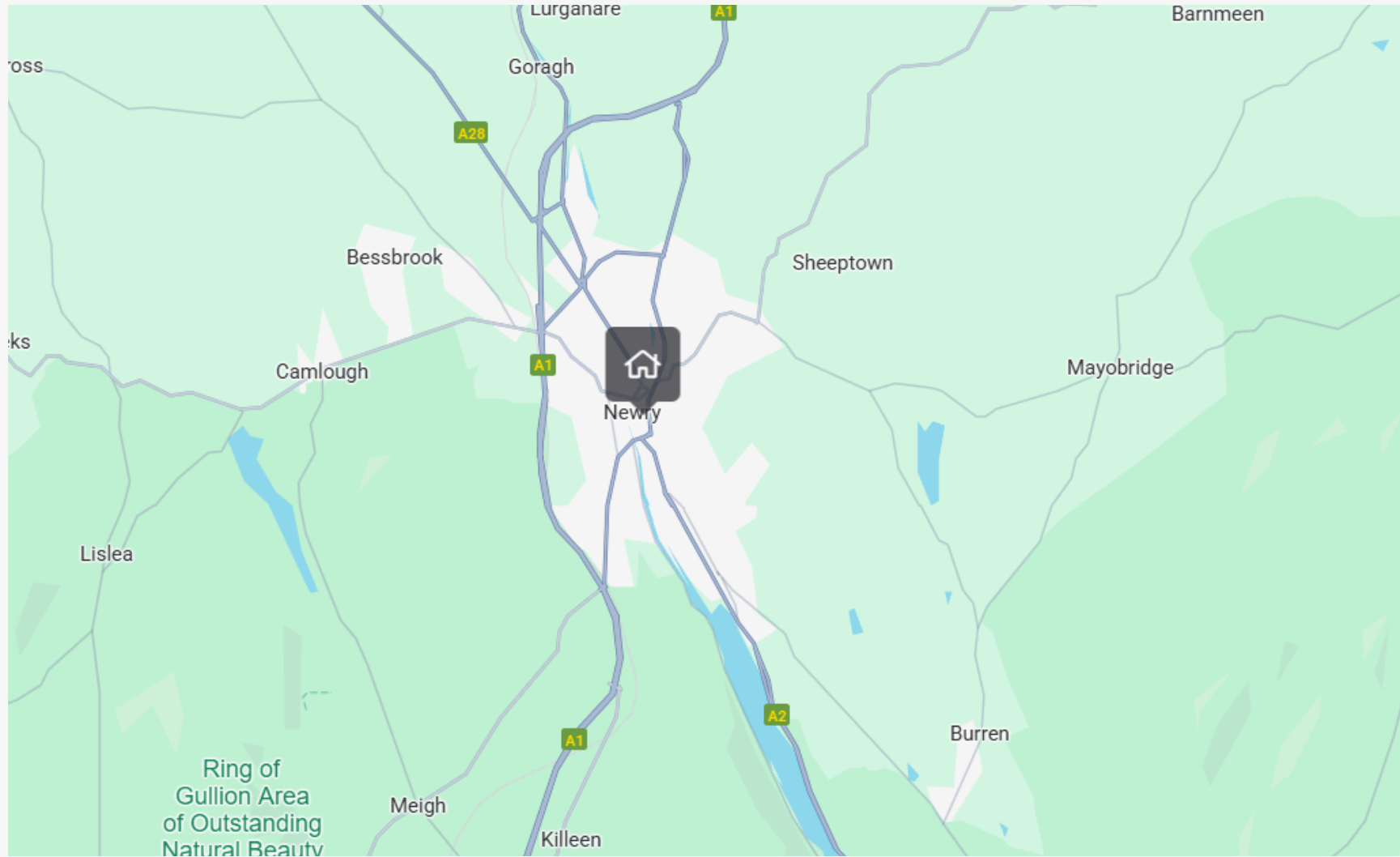
Unit B

Second Floor Floor Plan



Unit B

LOCATION MAPS



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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:

Gerard Kelly

T: 07796947736

E: gerard@bestpropertyservices.com

Ryan McBride

T: 028 3026 6811

E: ryan@bestpropertyservices.com

