

TO LET



Prominent Retail Property c. 1,004 sq.ft

Unit 4, Plaza Retail Park
50 Belfast Road
Newry BT34 1QA

- Highly visible and prominent location fronting one of Newry's busiest arterial routes, minutes from the city centre
- Extremely high volumes of passing traffic
- 42 free car parking spaces on site
- Occupiers within the scheme include Domino's Pizza, Spice India and Genoa
- Suitable for a variety of uses, subject to necessary planning consents being attained

LOCATION

The Plaza Retail Park occupies a highly visible and prominent position only minutes from Newry town centre adjacent to the Mourne Country Hotel. The scheme benefits from 42 free car parking spaces on site and the use of an ATM. Occupiers within the scheme include Domino's Pizza, Spice India and Genoa.

DESCRIPTION

This is a modern property finished to a high specification to include cantilevered cladded roofing, block walls, aluminium glazing and powder coated electric roller shutter. The property is fitted internally to include wood effect floor covering, fluorescent lighting and plastered / painted walls & ceiling.

NET ANNUAL VALUE

We have been advised by Land & Property Services that the NAV of the property is currently £15,700

Rate in the £ 2023/2024 = 0.551846

Interested parties are advised to make their own enquiries in regards to rates.

LEASE TERMS

Term: Flexible Lease Terms Available

Rent: Price on Application

Repairs: FRI Equivalent Lease

Service charge: Currently estimated to be c. £1,370 pa

Insurance: Tenant to reimburse the landlord in respect of a fair proportion of the building insurance. Currently c. £255 pa

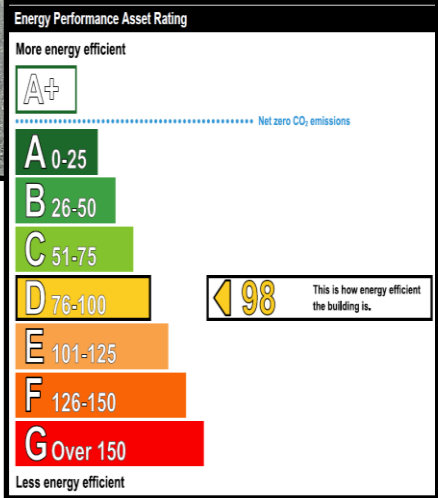
Rental Deposit: A rental deposit maybe required dependent upon terms and covenant strength.

VAT: The property has been elected for Value Added Tax

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McConnell

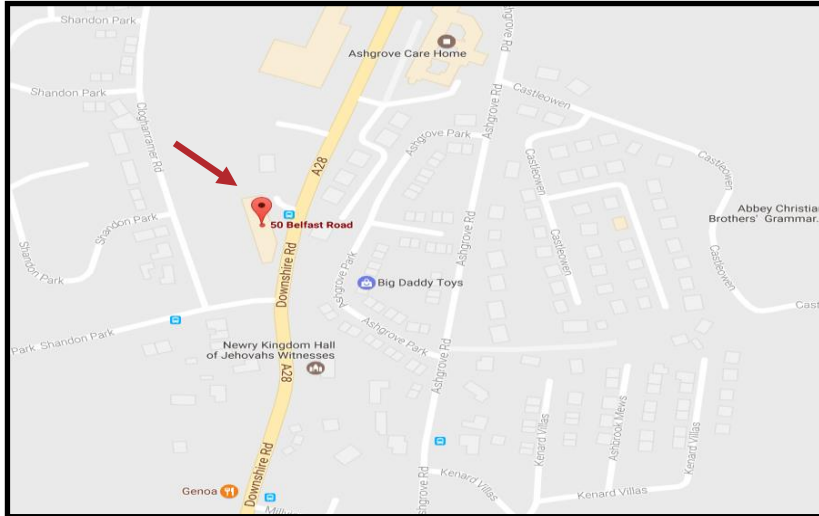
JLL Alliance Partner



Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

T: 028 90 205 900
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LOCATION MAP



VIEWING

For further information or to arrange a viewing, please contact:

McConnell

JLL Alliance Partner

Contact: Philip Culbert
Tel: 028 90 205 900
Email: philip.culbert@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Chartered Surveyors. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.