



Excellent Retail Unit

Property Highlights

- Ready to go unit situated in a prime city centre high street location.
- Neighbouring retailers include TUI, Menarys and Superdrug.
- Prominent building with a ground floor of 1,797 sq.ft. and c. 28ft of frontage to Hill Street.
- The unit is available immediately.
- Planning is in place to change the existing ground floor retail to restaurant use.

For more information, please contact:

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Location

The city of Newry is a thriving regional hub located on the border with the Republic of Ireland, approximately 40 miles south of Belfast and 60 miles north of Dublin with a borough population of 179,000 and 1.3 million within a 25 minute drive time. It is served by excellent transport links and is strategically located just off the A1 dual carriageway connecting to the M1 motorway to Dublin.

Description

The unit is prominently located on Hill Street, the city's primary high street retailing location directly opposite the First Derivatives hub. Nearby occupiers include TUI, Menarys Superdrug and First Trust Bank.

Planning permission was granted in November 2019 to change the existing ground floor retail space to restaurant use.

The premises are fully fitted and provide excellent ground floor accommodation with upper floor ancillary space:

Description	Sq Ft	Sq M
Ground Floor	1,797	167
First Floor	1,441	134
Second Floor	560	52

Lease Details

Term	By negotiation.
Rent	£25,000 pax, subject to contract
Repairs	Full repairing lease terms
Insurance	Tenant to reimburse the landlord in respect of building insurance.

Rates

Rates payable £11,541 (2020/2021).

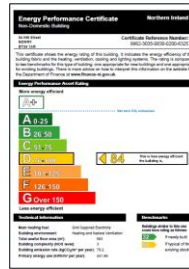
Availability

The unit is available immediately.

VAT

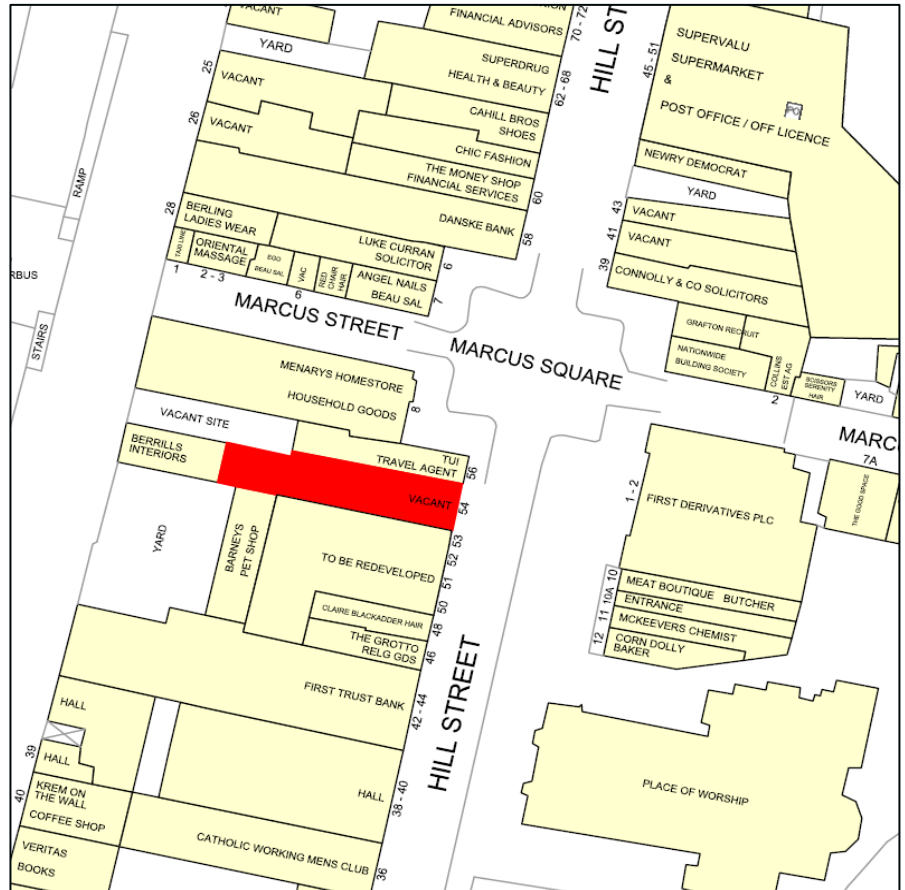
Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC



For further information and to arrange a viewing

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