



(028) 3026 6811

G/15/070

TO LET

41A MONAGHAN STREET
NEWRY
CO DOWN
BT35 6AY



MODERN FIRST AND SECOND FLOOR OFFICES

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION AND DESCRIPTION

These premises are prominently situated fronting Monaghan Street in Newry City Centre. This is one of Newry's main commercial thoroughfares and benefits from a significant volumes of vehicular and pedestrian traffic.

ACCOMMODATION

First Floor

Office No 1	Approximate NIA	22sqm (236sqft)
Office No 2	Approximate NIA	9.5sqm (102sqft)
Separate W/C Kitchen Area		

Second Floor

Office No 3	Approximate NIA	15sqm (16sqft)
	Total NIA	46.5m ² (500sqft)

LEASE DETAILS

Length of lease negotiable. Tenant responsible for repairs, rates and building insurance together with normal tenant outgoings.

GUIDE RENT

£115/Week excl.

N.A.V

Net Annual Value £3,000. Annual Rate in £ for 2022/2023 is £0.5152. Rates payable approximately £1,750PA.

EPC

E124

V.A.T

All prices, outgoings and rentals are exclusive of but may be liable to VAT.

VIEWING

Strictly by appointment with selling agents.

For further details contact:

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
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