BEST
COMMERCIAL

(028) 3026 6811

G/18/101

TO LET
UNIT 2
GREENBANK SERVICE STATION
WARRENPOINT ROAD
NEWRY
BT34 2PF

PROMINENT RETAIL UNIT
APPROX. 700 SQFT

www.bestpropertyservices.com

RICS

INVESTOR IN PEOPLE

LOCATION AND DESCRIPTION

The subject unit is situated in the busy Greenbank Service Station complex which fronts the Warrenpoint road, one of Newrys main arterial routes.
Excellent business opportunity to occupy premises in a high profile location.
Suitable for a range of uses. (STP) Currently fitted out as a hair salon.

ACCOMMODATION

Ground Floor - Retail area, Kitchen/store, w/c Approx. 65m² (700ft²)
Rear access and small yard area.

LEASE DETAILS

Length of lease negotiable.
Tenant responsible for repairs, rates, pro rata contribution to building insurance. Rentals payable quarterly in advance.

GUIDE RENT

£300 per week/ £15,600 per annum.

NAV

We are advised that the NAV of the property is £8950
The commercial rate in the pound for 2022/2023 is £0.5152

EPC

C - 67

VIEWING

For further information and Viewing Arrangements please contact:

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BEST COMMERCIAL

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