

## Unit 10 The Quays Shopping Centre, Newry, BT35 8QS

- **50+ Retail Brands.**
- **Anchored by Sainsbury's and M&S.**
- **5 million customers per annum.**
- **Over 1,000 car parking spaces.**



### Location/Description

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. It is served by excellent transport links, and is strategically located just off the A1 dual carriageway.

The Quays provides c. 375,000 sqft of prime retail and leisure space anchored by Sainsbury's and M&S with other well known tenants including Boots, Ernest Jones, Joules, Lush, Next, H&M, Omniplex Cinemas, Puregym, River Island, Starbucks, Skechers, The Body Shop, Superdry, Sostrene Grene and Vodafone.

The unit occupies one of the best positions within the scheme and is fully fitted.

The scheme benefits from over 1,000 car parking spaces.

### Accommodation

<b>Area</b>	Ground Floor – 807 sqft (74.97 sqm)
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### Lease Details

<b>Term:</b>	Expiring on 9th January 2025
<b>Rent:</b>	On Application
<b>Service Charge:</b>	c. £6,192 pax
<b>Insurance:</b>	c. £250 pax
<b>Rates Payable:</b>	c. £9,050 (2023/24)

### VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable.

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