

TO LET



Prominent Retail Property c.3,686 sq.ft (342.47 sq.m)

Unit 5, 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
- Benefitting from high volumes of passing traffic
- Free car parking spaces on site
- 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 shutters.

Kitchen and W.C facilities are contained within.

ACCOMMODATION

We estimate the property to have the following areas:

	sq ft	sq m
Ground Floor	2,849	264.71
Mezzanine	837	77.76
Total	3,686	342.47

LEASE DETAILS

Rent: On application.

Term: Flexible lease terms available.

The space will be offered on Full Repairing and Insuring Lease.

SERVICE CHARGE

Tenant is responsible for service charge in respect of the upkeep of the exterior and common area's, management etc..

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the Landlord's building insurance premium.



VAT

We have been advised that the property has been elected for Value Added Tax.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £47,300.

The current commercial rate in the pound is £0.551846 (2023/24) therefore the approximate rates payable in 2023/24 are £26,102

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

EPC

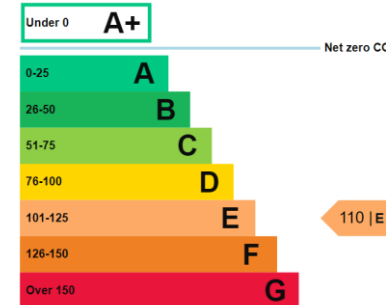
The property has an energy performance rating of E110 (Unit 5) and D84 (Unit 5A).

The full certificate can be made available upon request.

Unit 5

Energy efficiency rating for this property

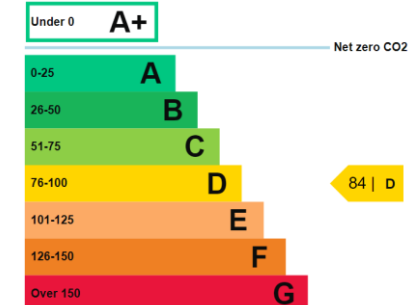
This property's current energy rating is E.



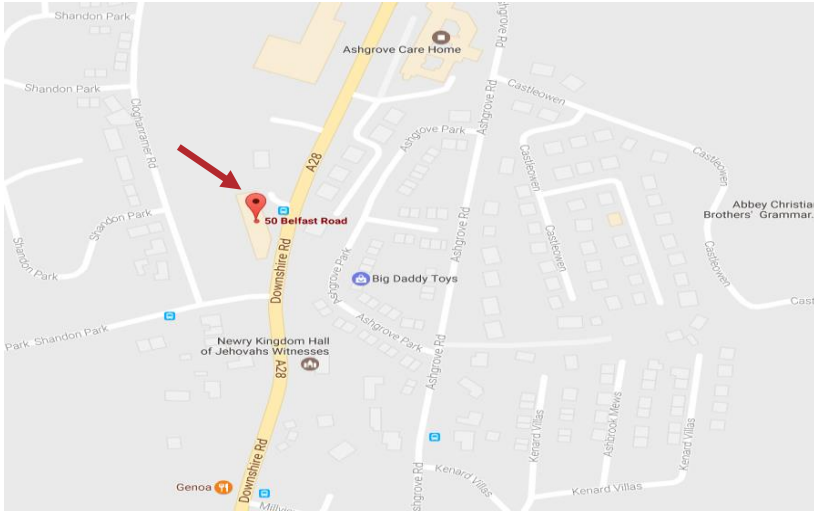
Unit 5A

Energy efficiency rating for this property

This property's current energy rating is D.



LOCATION



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/ukxi/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.