



(028) 3026 6811

G/09/023

TO LET

12 JOHN MITCHEL PLACE  
NEWRY  
CO DOWN  
BT34 2BP



PRIME RETAIL/ OFFICE SPACE  
(GROUND FLOOR & SECOND FLOOR)

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RICS



INVESTOR IN PEOPLE

## LOCATION AND DESCRIPTION

The subject property comprises c. 2,590 sqft of high specification office accommodation situated on the ground floor, fronting John Mitchel Place, a continuation of prime Hill Street in the town centre.

The unit benefits from location as Newry occupies a strategic location between Belfast and Dublin and is c. 37 miles to the southwest of Belfast. It is located approximately 1.7 miles from Newry City Centre to the Belfast to Dublin motorway, providing ease of access to the north and the south of Ireland.

## ACCOMMODATION

Ground Floor: - 4 Private Offices, Open Plan Office Space, Canteen, 2 Private Offices, W/C, Server room, Store  
c. 2590sqft

Second Floor: - Front Office - Reception Area, Open Plan Offices, Communal W/C Facilities  
c.630sqft

Rear Office – Open plan Offices, communal W/C Facilities  
c.1120spft



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

## SPECIFICATION

- Intruder Alarm
- Intercom entry system
- Suspended ceilings
- Kitchen/ WC Facilities
- Air Conditioning

## LEASE DETAILS

Length of lease negotiable. Tenant responsible for repairs, rates and all other normal tenant outgoings. The property is subject to a service charge. (Details to be provided).

## EPC

D – 79. Contact agent for full details

## GUIDE RENT

Ground Floor- £27,000 per annum

Second Floor- £6,500 per annum for Front Office  
£8,000 per annum for Rear Office

## N.A.V

The N.A.V for the Ground Floor is £20,400

The N.A.V for the Second Floor (Front Office) is £3,600

The N.A.V for the Second Floor (Rear Office) is £7,000

The Annual Rate in £ in 2022/23 is £0.5152

## VIEWING

For further information and Viewing Arrangements please contact:

Daragh Mallon 07775576858

Gerard Kelly

07796947736

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## Second Floor



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