



(028) 3026 6811

G/18/066B

TO LET

UNIT 4 PLAZA RETAIL PARK  
50 BELFAST ROAD, NEWRY  
BT34 1QA



PROMINENT RETAIL UNIT  
(1,004 SQFT)

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INVESTOR IN PEOPLE

## 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.

## ACCOMMODATION

This property is equipped with electric roller shutters and air conditioning. The Unit extends to a total of 1,004 SQFT and comprises main retail area 2 separate treatment/storage rooms and kitchen and wc facilities

## LEASE TERMS

Minimum 3 year lease term

## GUIDE RENT

£16,000 Per Annum,

## VAT

Prices, outgoings, and rentals are exclusive to but maybe liable to VAT

## NAV

We are verbally advised that the NAV of the property is: £17,000  
The commercial rate in the pound for 2022/23 is £0.5152.

## EPC

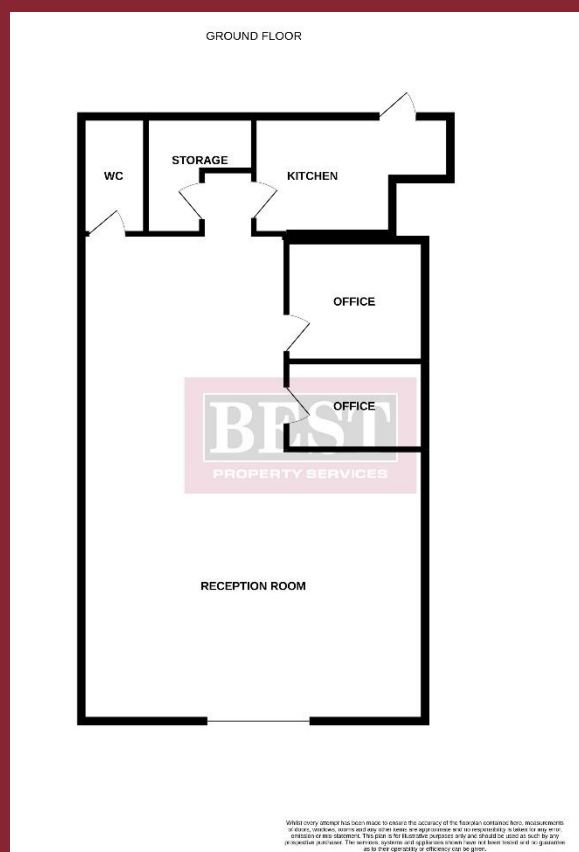
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0060-0435-4249-9427-3006>

## VIEWING

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**BEST PROPERTY SERVICES (N.I.) LTD**  
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