



**FOR SALE**

10, Marcus Square, Hill Street, Newry, BT34 1AE

HIGH PROFILE RETAIL UNIT

**Bradley**  
Commercial Real Estate

## Overview

Located in the very core of Newry's City Centre just off Hill Street, 10 Marcus Square is a prime retail unit situated on a busy retail strip alongside the Corn Dolly, McKeevers Chemist and First derivatives. Extending to c.1285 sq ft, this excellent space benefits from rear service access onto Lower Water Street.

## Location

Newry occupies a strategic location between Belfast and Dublin, c. 37 miles south west of Belfast. The City has the benefit of excellent communication links due to its location on the main A1 Dual Carriageway which serves as the key link between Dublin and Belfast. The subject property is situated just off Hill Street, along a retail parade at Marcus Square. This area of Newry has long been the traditional main street of Newry and still benefits from an extensive footfall. Nearby occupiers include First Derivatives PLC, Fitzpatrick and Kearney Chartered Accountants, Danske Bank, First Trust Bank, Ulster Bank and a wide range of service and retail based businesses. This enviable location offers ease of access to a variety of nearby carparks, as well as the major road networks such as the M1 & M2.

## Specification

- Ground Floor extending to 1065 Sqft
- First Floor extending to 220 Sqft
- Suspended ceilings with mounted lighting
- W.C
- Glazed shopfront and pedestrian door
- Electric roller shutter door
- Automatic door
- Stair to first floor
- Rear Access







## Price

The property is offered to market at Offers Over £160,000

## Rateable Value

We are advised that the NAV is £13,000.

Rate in £ (2022-2023): 0.523633

Estimated Rates Payable 20/21: £6,697.73 per annum.

The property should benefit from the Small Business Rates Relief Scheme, which would provide an occupier with a 20% reduction in rates payable. However; we recommend that you verify this with Land & Property Services.

## Further Information

**Stephen Gray, Commercial Property Executive**

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