

FOR SALE

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

HIGH PROFILE RETAIL UNIT



Overview

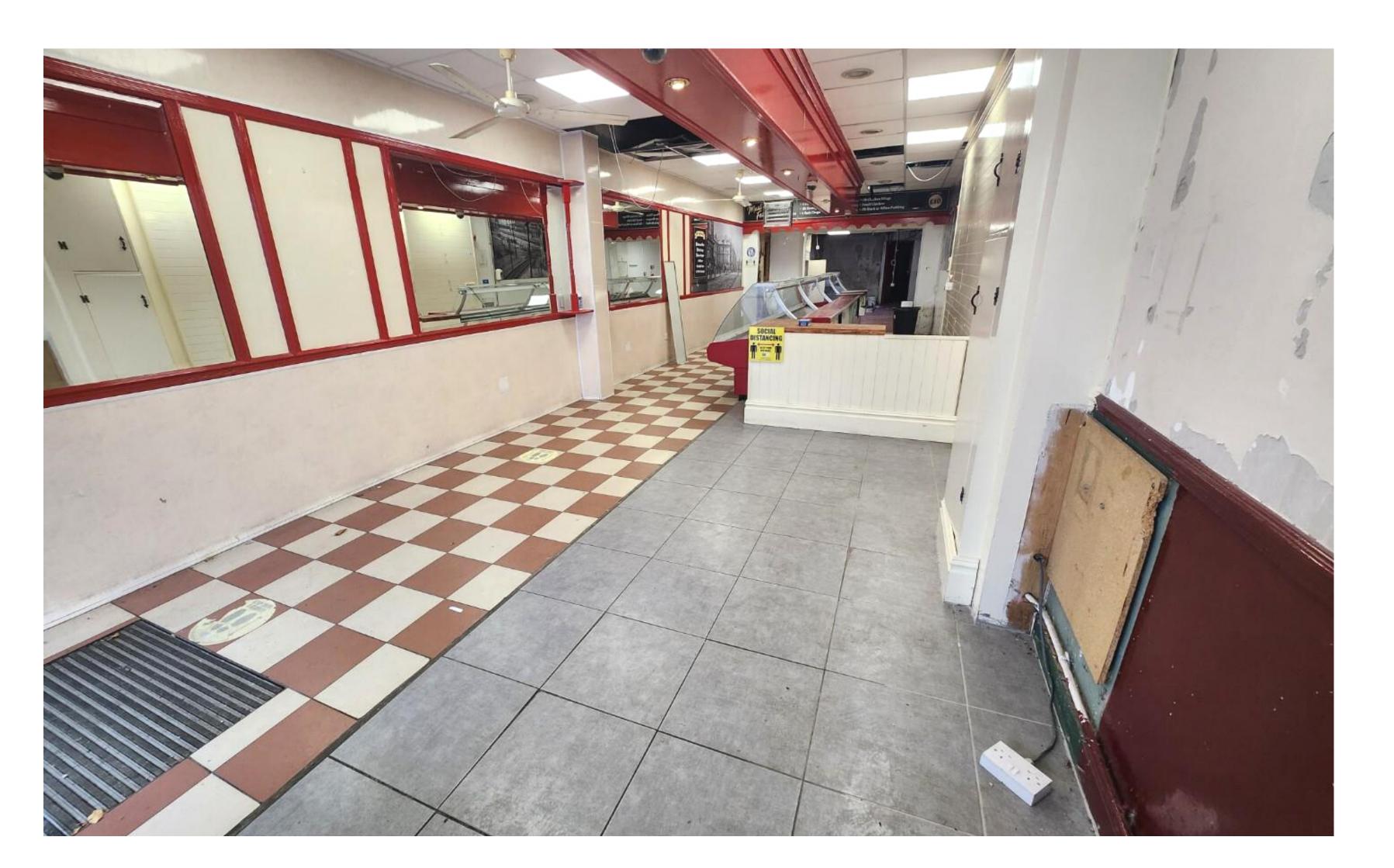
Located in the very core of Newry's City Centre just off Hill Street, 10 Marcus Square is a prime retail unit situated on a busy retail strip alongside the Corn Dolly, McKeevers Chemist and First dirivatives. Extending to c.1285 sq ft, this excellent space benefits from rear service access onto Lower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

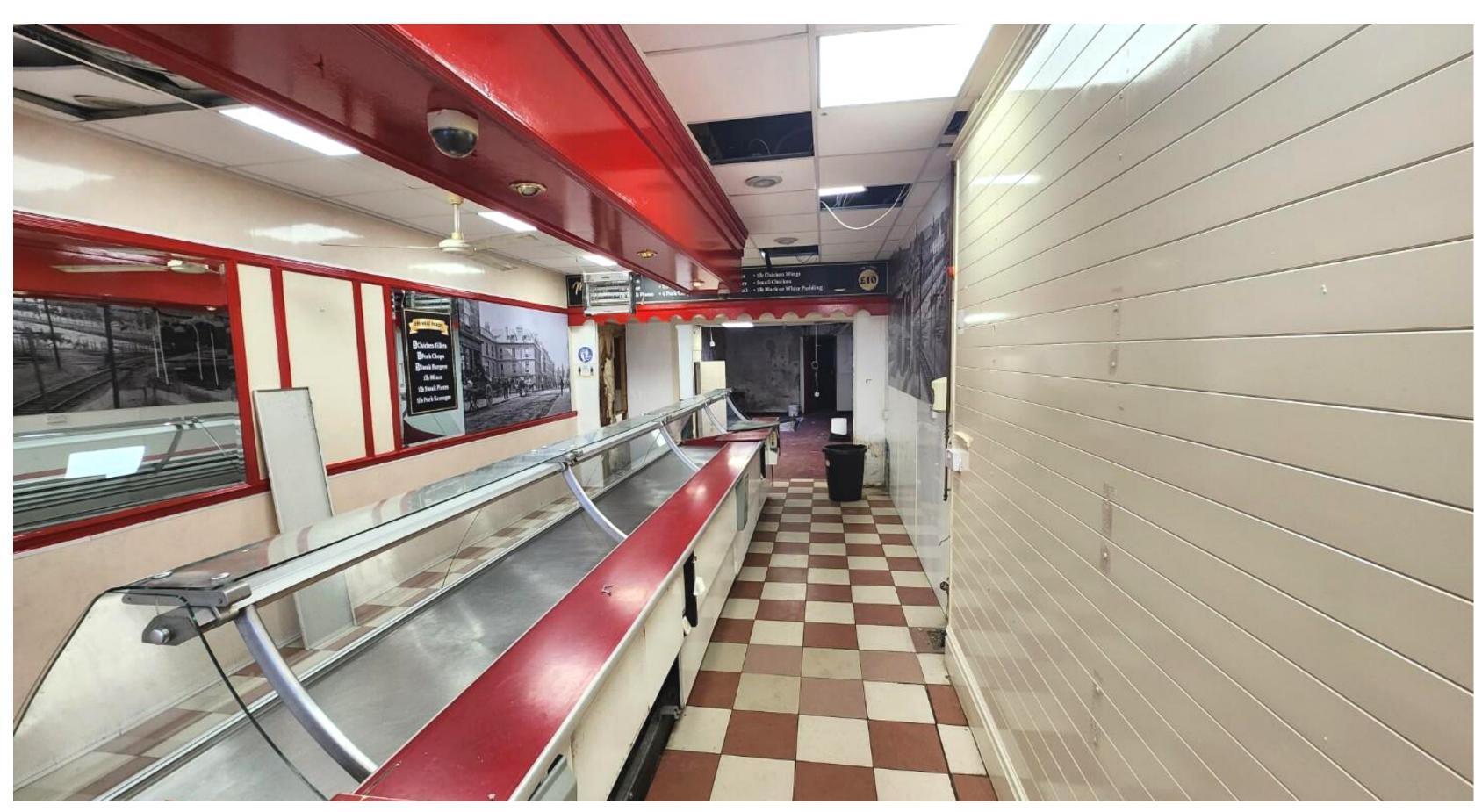
Location

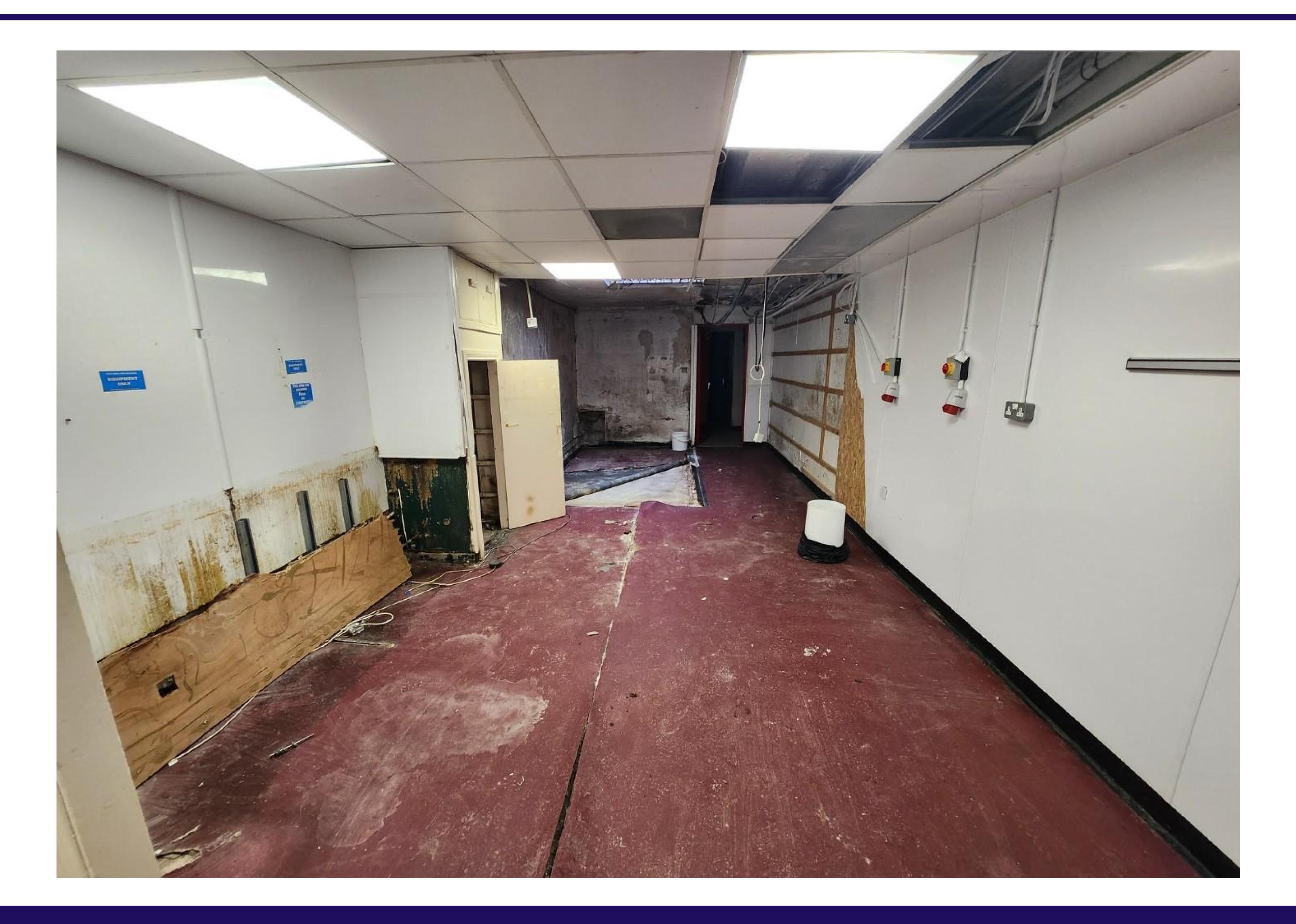
Newry occupies a strategic location between Belfast and Dublin, c. 37 miles south west of Belfast. The City has the benefit of excellent communication links due to its location on the main A1 Dual Carriageway which serves as the key link between Dublin and Belfast. The subject property is situated just 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

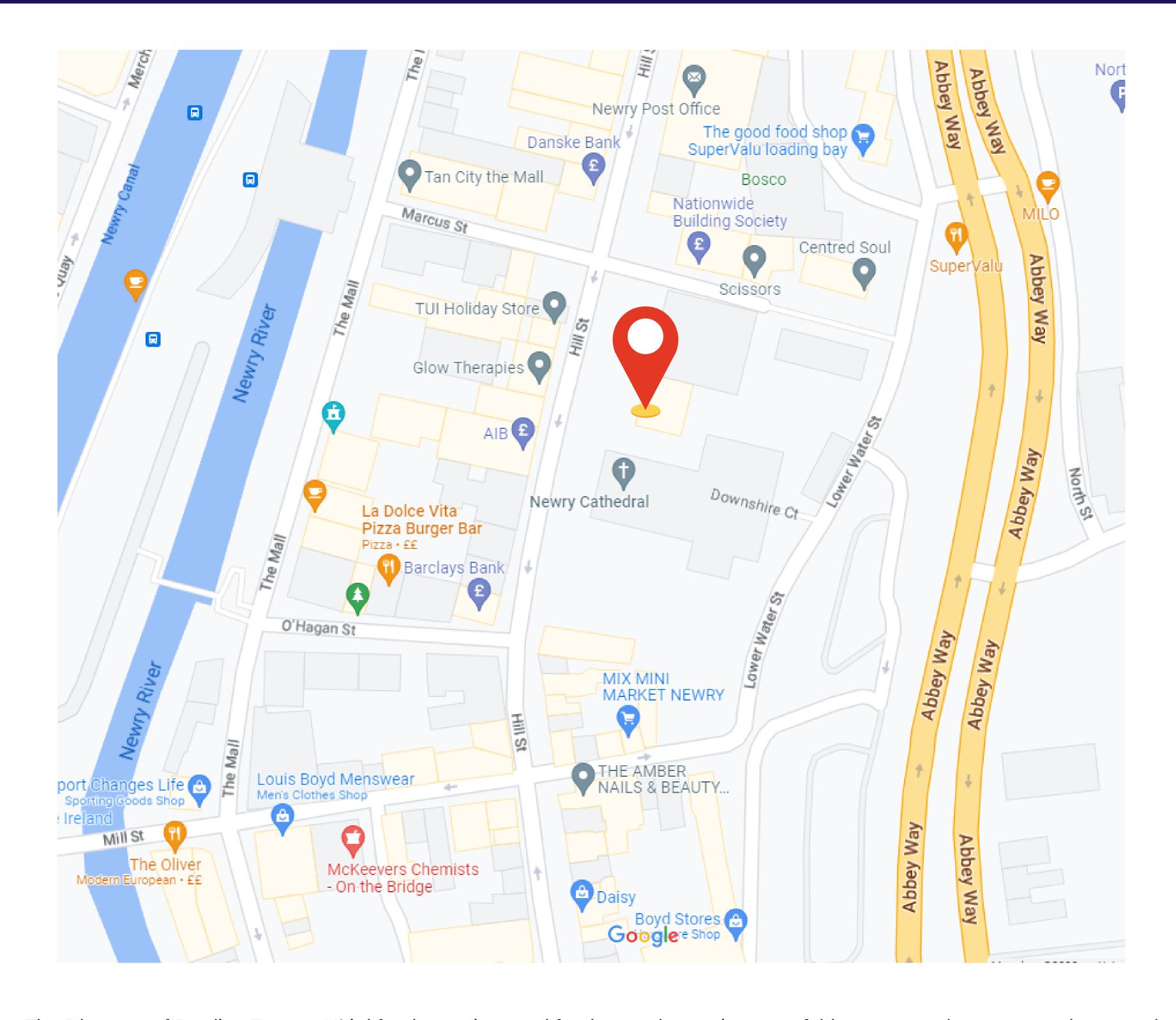
- Ground Floor extending to 1065 Sqft
- First Floor extending to 220 Sqft
- Suspended ceilings with mounted lighting
- W.C
- Glazed shopfront and pedestrian door
- Electric roller shutter door
- Automatic door
- Stair to first floor
- Rear Access







028 300 50633 www.bradleyni.com



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

T: 028 300 50633 E: stephen.gray@bradleyni.com

Garrett O'Hare, Managing Director

T: 028 9620 9909 E: garrett.ohare@bradleyni.com

The Directors of Bradley Estates NI ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Bradley Estates NI has any authority to make or give any representation or warranty whatever in relation to the property.









