



(028) 3026 6811

G/22/054

TO LET

1C Monaghan Street  
First Floor  
Newry  
BT35 6AA



FIRST FLOOR OFFICE IN TOWN CENTRE  
(915 SQFT)

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INVESTOR IN PEOPLE

## LOCATION

Newry is strategically located on the economic corridor between Dublin – Belfast with a district population in excess of 90,000 people. Newry has experienced considerable expansion in recent times and has become one of the country's foremost shopping destinations. This property is located in a well-established commercial area in the city centre.

## ACCOMMODATION

3 separate offices, reception area, w/c facilities and kitchen facilities.  
NIA – 915 sqft

## KEY FEATURES

- Suspended Ceilings
- Electric Shutters
- Located in City Centre

## LEASE TERMS

Minimum lease is 3 years.

## GUIDE RENT

£6,000 per annum

## VAT

Outgoings are inclusive but may be liable to VAT

## NAV

We are verbally advised that the NAV of the property is: £3,300  
The commercial rate in the pound for 2023/24 is £0.5152.

## EPC

65C - <https://find-energy-certificate.service.gov.uk/energy-certificate/7645-5742-9313-1392-5432>

## VIEWING

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