



(028) 3026 6811

G/22/054

TO LET

1C Monaghan Street
First Floor
Newry
BT35 6AA



FIRST FLOOR OFFICE IN TOWN CENTRE
(915 SQFT)

www.bestpropertyservices.com



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 £0.5518.

EPC

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

VIEWING

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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.



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