



(028) 3026 6811

TO LET

G/23/077

71 HILL STREET
NEWRY
CO DOWN



Prime Retail Unit
Approx. 640sqft

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LOCATION

Newry is a rapidly expanding city within the Newry and Mourne council area, which has a population of 87,000 persons. The city has strategic location c. 37 miles south of Belfast via the M1 motorway and c. 66 miles north of Dublin.

The subject property is situated fronting Hill Street, Newry which is the main retail area in the city centre. The unit has been refurbished in recent years and provides a high standard of accommodation. Other nearby occupiers include The Shelbourne Restaurant, Newry City Library, Axa Insurance, Harry Corry and Ulster Bank. The property benefits from having a city centre location, prominent frontage and adequate street parking.

ACCOMMODATION

Ground floor - NIA 59sqm (640ft²)
Disabled W/C, Storage facility, Kitchen

RENT

£14,750 per annum

REPAIRS

The property is let on an effective full repairing and insuring lease.

LEASE DETAILS

3-year minimum lease

VAT

Outgoings are inclusive but may be liable to VAT.

N.A.V

The Net Annual Value is £11,400.

The commercial rate in the £ for 2022/23 is £0.5152

EPC

F – 150 - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)



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Viewing

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