

G/23/078

TO LET

13A HILL STREET NEWRY BT34 2BN



1st and 2nd floor Beauty Salon located in city centre. (840 SQFT NIA)

www.bestpropertyservices.com





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. Hill Street is one of the Citys most popular streets with many businesses occupying its streets such as Boots Chemist, Phillips Fruits, Boyds Store, First Derivatives, Corn Dolly and The Ulster Bank.

ACCOMMODATION

First Floor

Reception area –	215 sqft
Nail Bar area –	225 sqft
Treatment Room 1, 2 & 3 –	196 saft

Second Floor

Kitchen –	100 sqft
Treatment room 1, 2, & 3 –	225 sqft
Tanning room –	33 sqft
Shower room –	81 sqft
W/C –	34 sqft

KEY FEATURES

- Burglar alarm.
- Double glazed windows.
- Inventory available.

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£7,500 per annum

VAT

Outgoings are inclusive but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is: £7,000. The commercial rate in the pound for 2023/24 is £0.5152.



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EPC

C – 66 - Energy performance certificate (EPC) – Find an energy certificate – GOV.UK (find-energy-certificate.service.gov.uk)

VIEWING

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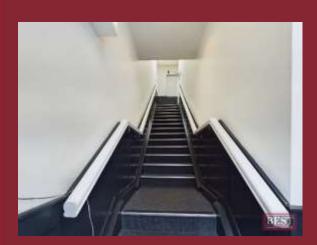




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