



(028) 3026 6811

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 City's 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 sqft |

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.



BEST PROPERTY SERVICES (N.I.) LTD
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CO. DOWN, N. IRELAND BT34 1BT
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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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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.



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