



(028) 3026 6811

G/23/076

TO LET

12 UPPER WATER STREET
NEWRY
BT34 1DJ



FULLY FITTED TAKEAWAY PREMISES
LOCATED IN CITY CENTRE
(873 SQFT NIA)

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 on Water Street which experiences high traffic daily and is a prominent street in Newry City with surrounding business' such as The Pheonix, Supervalu, Casino Palace, The Bank, Jean Croziers and the Bridge Bar.

ACCOMMODATION

Main retail	287 sqft - 26.6 sqm
Kitchen	183 sqft - 17 sqm
Prep Area	128 sqft - 11.8 sqm
Storage/ Cold Storage	135 sqft - 12.5 sqm

KEY FEATURES

- Electric shutters
- Inventory of equipment available
- Cold storage to rear
- Ventilated Work Area

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£15,950 per annum (exclusive)

VAT

Outgoings are inclusive but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is: £6,550.
The commercial rate in the pound for 2023/24 is £0.5152.

EPC

D – 85 - <https://find-energy-certificate.service.gov.uk/energy-certificate/7330-6226-1131-1697-1517>

VIEWING

Gerard Kelly 07796947736
Ryan McBride

gerard@bestpropertyservices.com
ryan@bestpropertyservices.com



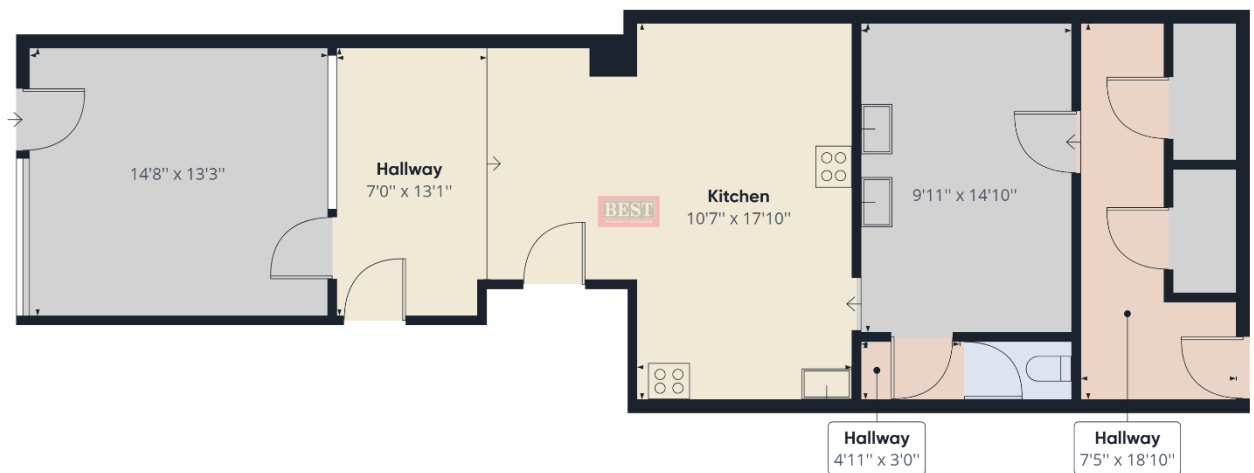
BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

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.



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

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.



BEST PROPERTY SERVICES (N.I.) LTD
 108 HILL STREET, NEWRY,
 CO. DOWN, N. IRELAND BT34 1BT
 TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

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.