



(028) 3026 6811

G/23/115

TO LET

Unit 3 5G Warrenpoint Road
Newry
BT34 2PF



GROUND FLOOR UNIT BENEFITING FROM FOOD USE
(980 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

The subject unit is situated in the busy Greenbank Service Station complex which fronts the Warrenpoint road, one of Newry's main arterial routes. Excellent business opportunity to occupy premises in a high-profile location. The unit is surrounded by many businesses such as Centra, Mauds ice cream, The Pizza Paddle and Brown Cars.

ACCOMMODATION

Dining Area – 530 SQFT
Kitchen/ Prep Area – 423 SQFT
Storage Facilities – 29 SQFT
W/C Facilities

KEY FEATURES

- Planning permission for food use.
- Parking facilities on site.
- CCTV systems.

LEASE TERMS

Minimum 3-year lease.

GUIDE RENT

£13,000 per annum.

VAT

Outgoings are inclusive but may be liable to VAT.

NAV

We are verbally advised that the NAV of the property is: £9,650.
The commercial rate in the pound for 2023/24 is £0.5518.

EPC

D – 80

<https://find-energy-certificate.service.gov.uk/energy-certificate/4699-5415-2242-1518-7030>

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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