

FOR SALE/TO LET



1 Sugarhouse Quay, Newry, BT35 6HZ
C. 3,086 SQFT NIA Retail / Office Accommodation over 3 Floors



Features

- City Centre Location
- To Let / For Sale
- Offers in the Region of £180,000
- 3 Units Available

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 in a well-established commercial area in the city centre.

Accommodation

UNIT 1

Ground Floor – 817 SQFT NIA

First Floor - 483 SQFT NIA

Guide Rent: £8,500/pa

UNIT 1A

Ground Floor - 584 SQFT NIA

First Floor - 349 SQFT NIA

Guide Rent: £6,500/pa

UNIT 1B

First Floor - 436 SQFT NIA

Second Floor - 419 SQFT NIA

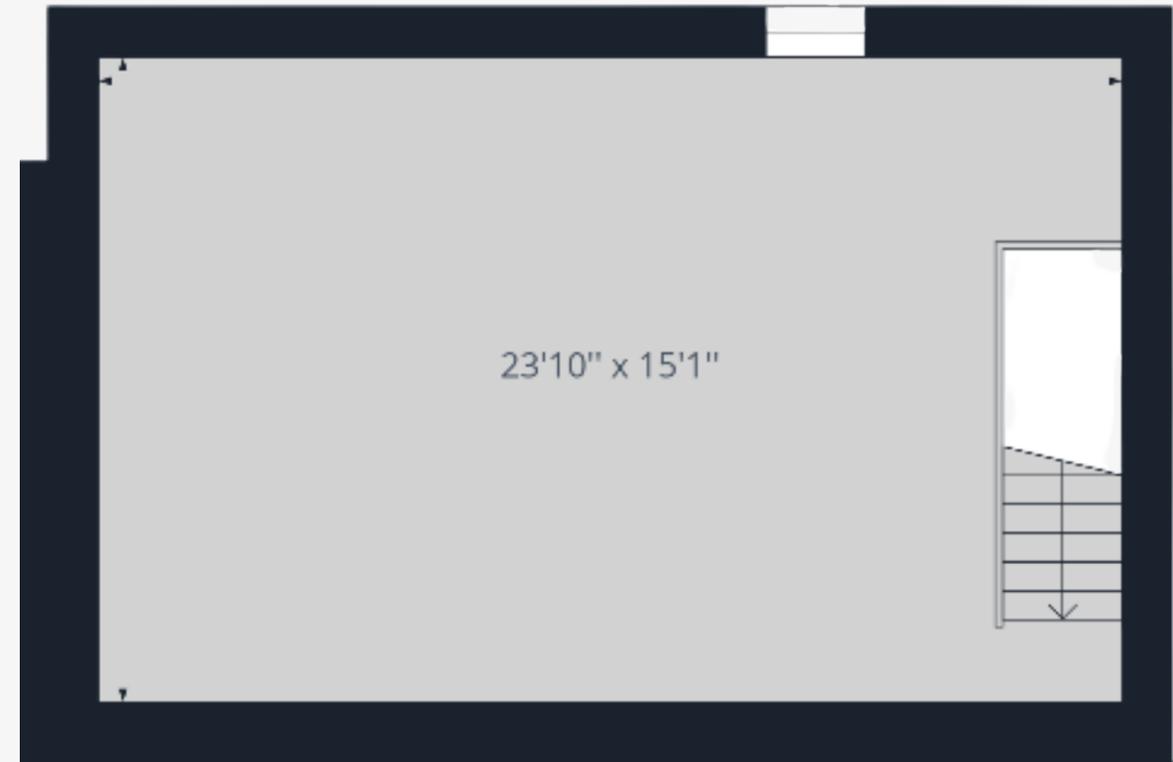
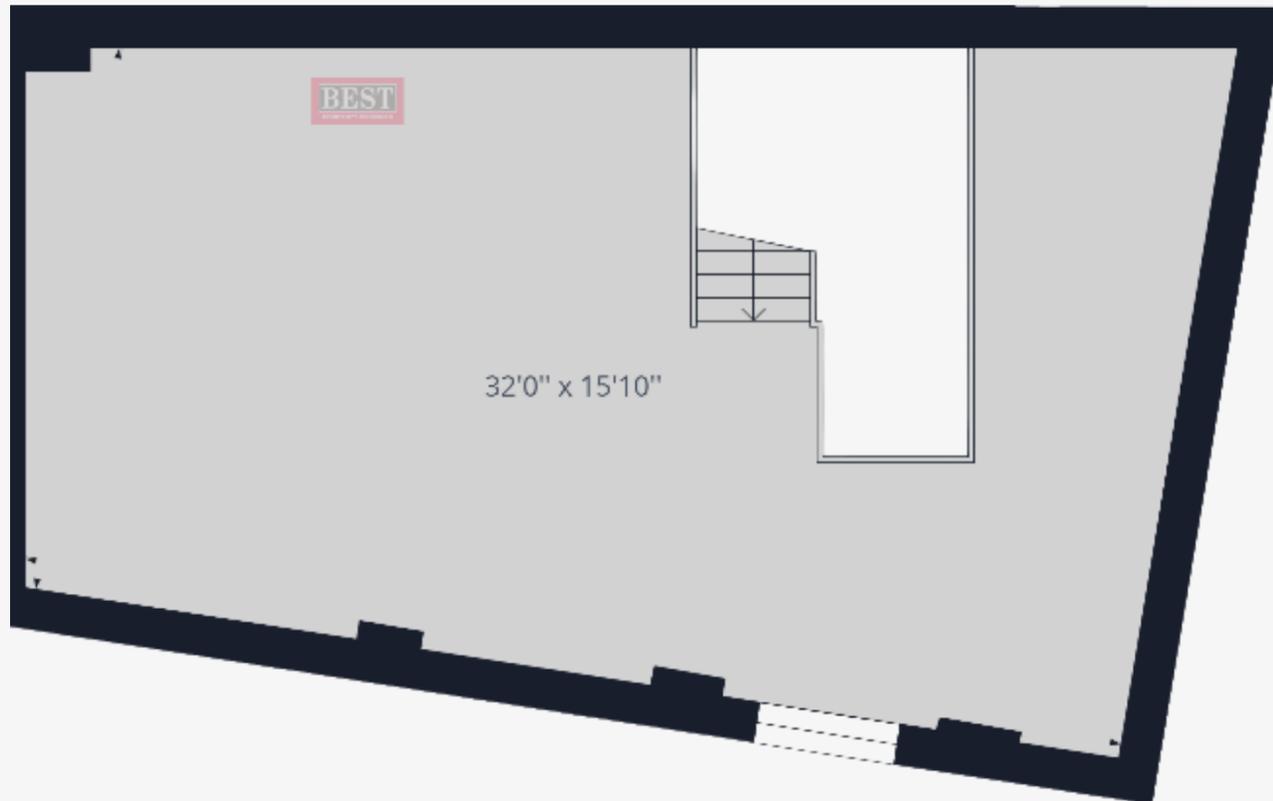
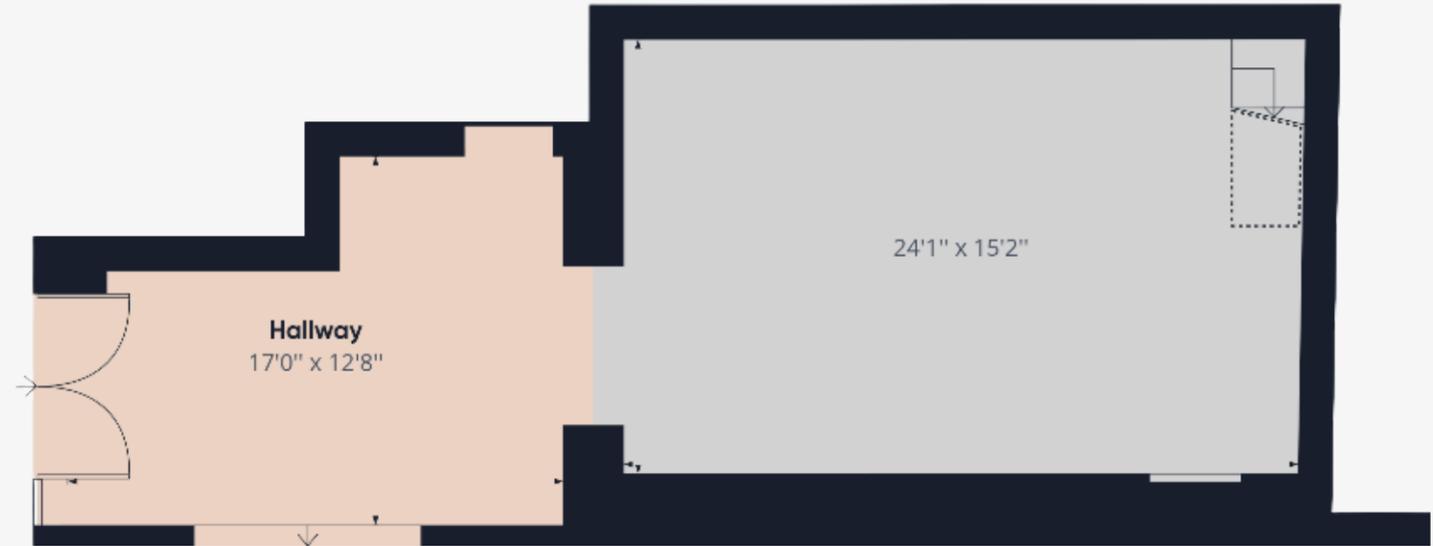
Guide Rent: £4,500/pa



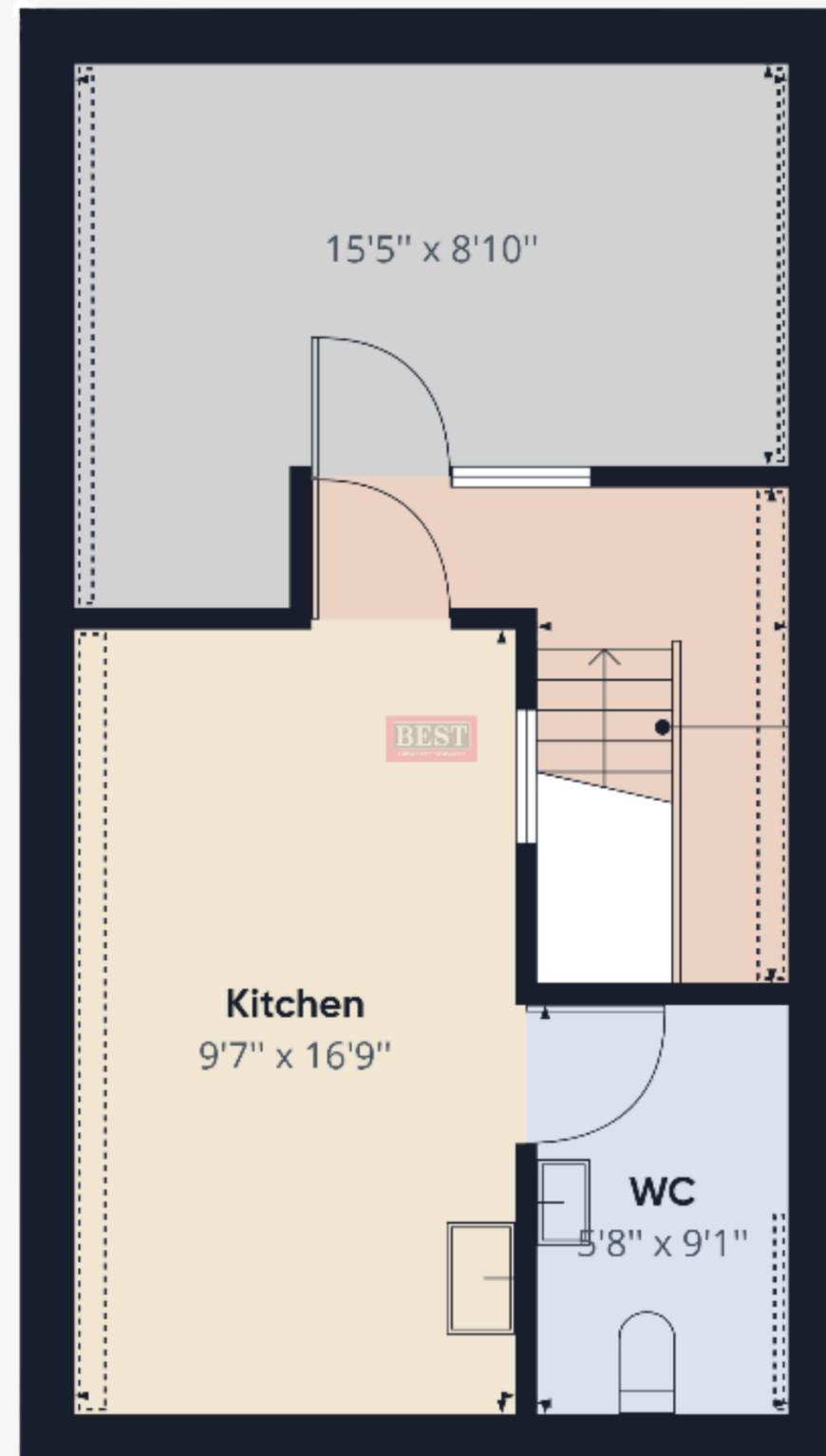
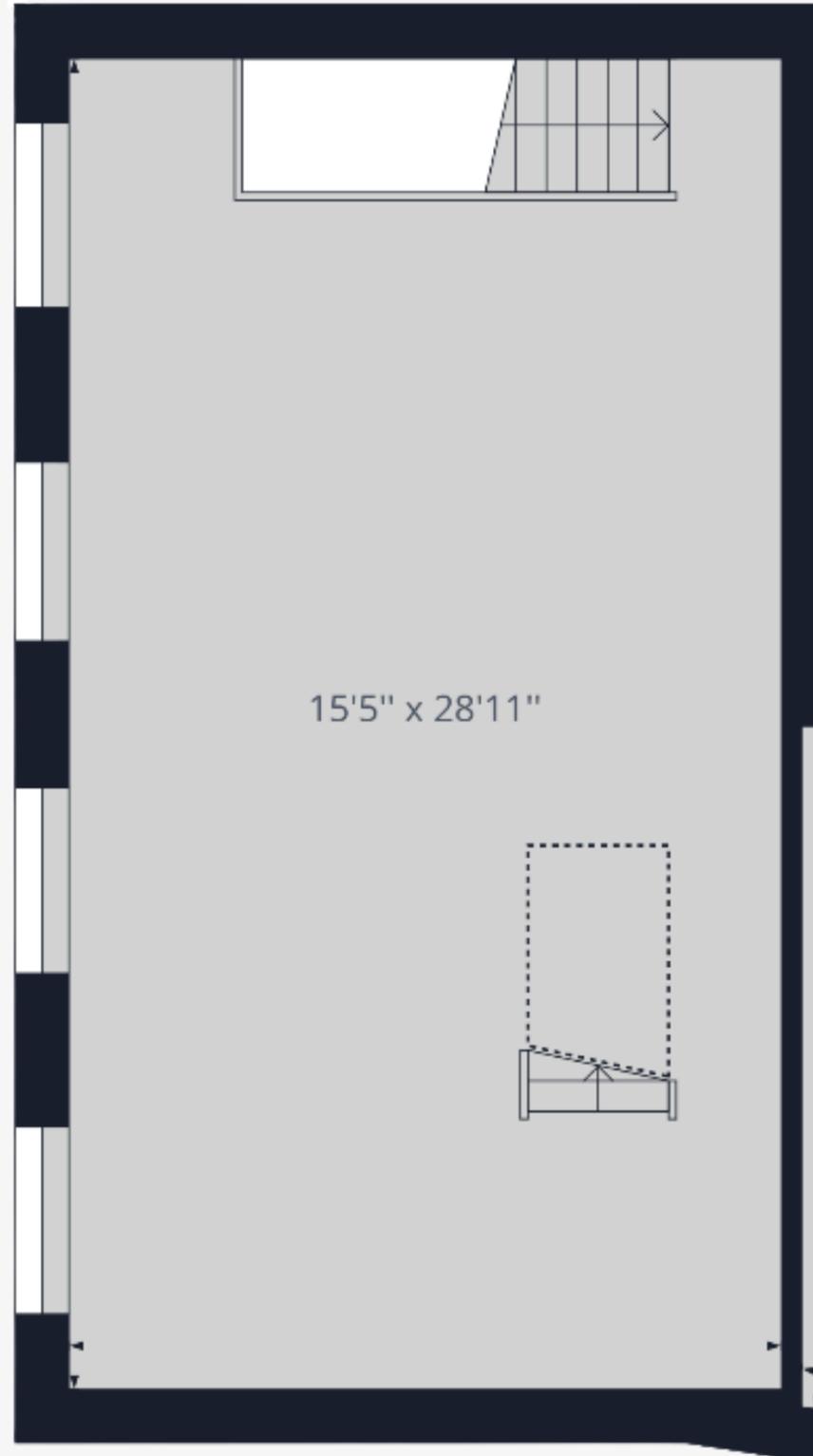
Unit 1 Floor Plan



Unit 1A Floor Plan

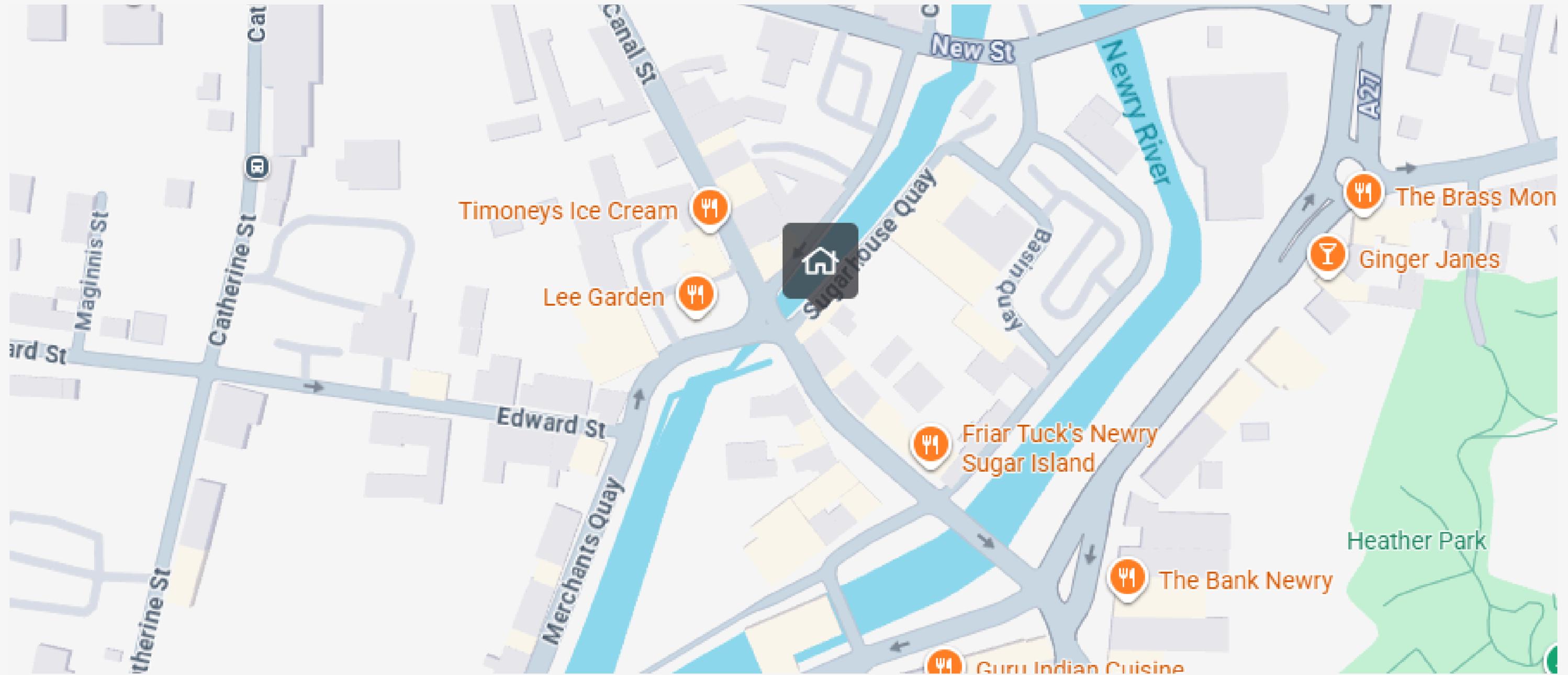


Unit 1B Floor Plan



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LOCATION MAP



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1 Sugarhouse Quay

Newry

BT35 6HZ

VAT

Outgoings are inclusive may be liable to VAT

NAV

We are verbally advised that the Reval 2026 Draft NAV of the property is £6,150

The commercial rate in the pound for 2025/2026 is £0.6007.

EPC

D-66

SOLICITORS DETAILS

Mc Namee Mc Donnell

10 New street

Newry

FURTHER INFORMATION & VIEWINGS

Inspection of the property is strictly by private appointment. For further information please contact:

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