



(028) 3026 6811

G/22/054

TO LET

1C Monaghan Street
Newry
BT35 6AA



RETAIL SPACE WITH OFFICE ACCOMMODATION ON FIRST
FLOOR LOCATED IN THE CITY CENTRE

(GF retail – 1815 sqft)

(FF office – 915 sqft)

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RICS



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 in a well established commercial area in the city centre

Accommodation

Ground Floor – retail area, storage, w/c and kitchen facilities
NIA – 1815 sqft

First Floor – 3 separate offices, reception area, w/c facilities and kitchen facilities.

NIA – 915 sqft
(available end August)

GUIDE RENT

Ground floor - £17,500 per annum

First Floor - £6,000 per annum

KEY FEATURES

- Located in City Centre
- Electric Shutters
- Suspended Ceilings

LEASE DETAILS

Minimum lease is 3 years

NAV

We are verbally advised that the NAV of the ground floor is: £19,100

We are verbally advised that the NAV of the first floor is: £3,300

The commercial rate in the pound for 2022/23 is £0.5152.

EPC

65C - <https://find-energy-certificate.service.gov.uk/energy-certificate/7645-5742-9313-1392-5432>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
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TEL: (028) 3026 6811 : FAX: (028) 3026 5607
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Ground Floor



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First Floor



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