To **Let**
Prime Retail Unit

Unit 2, 38-40 Merchants Quay,
Newry, BT35 6AH

finch®

Prime **Retail Unit**

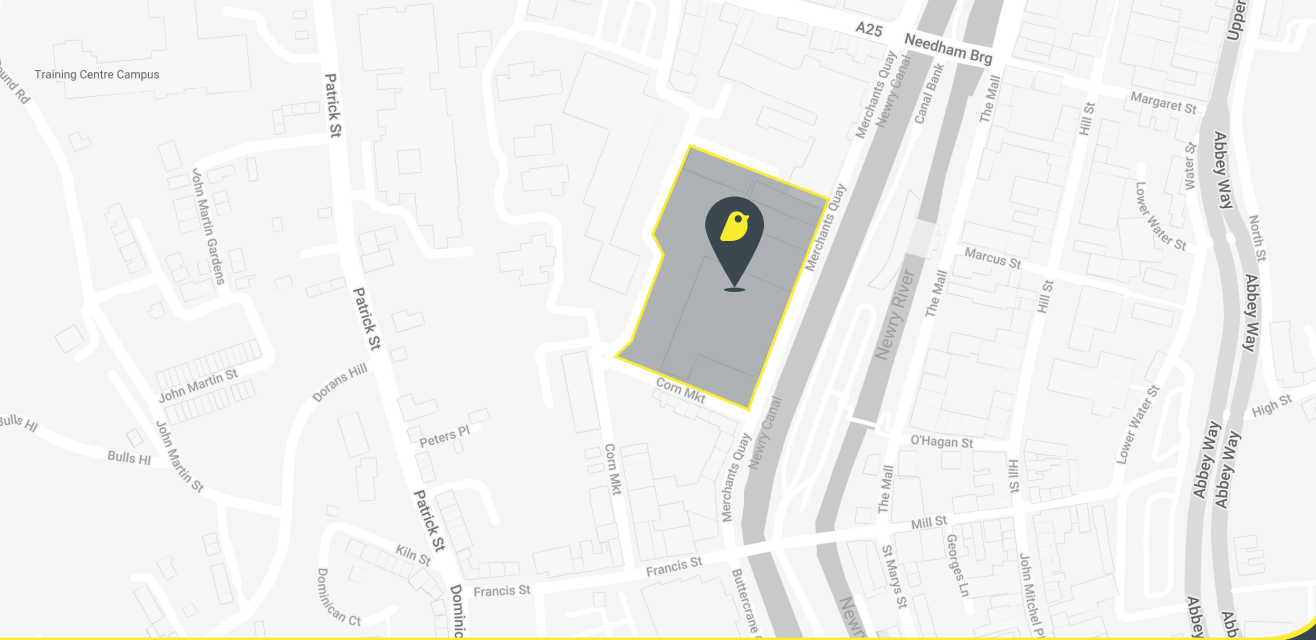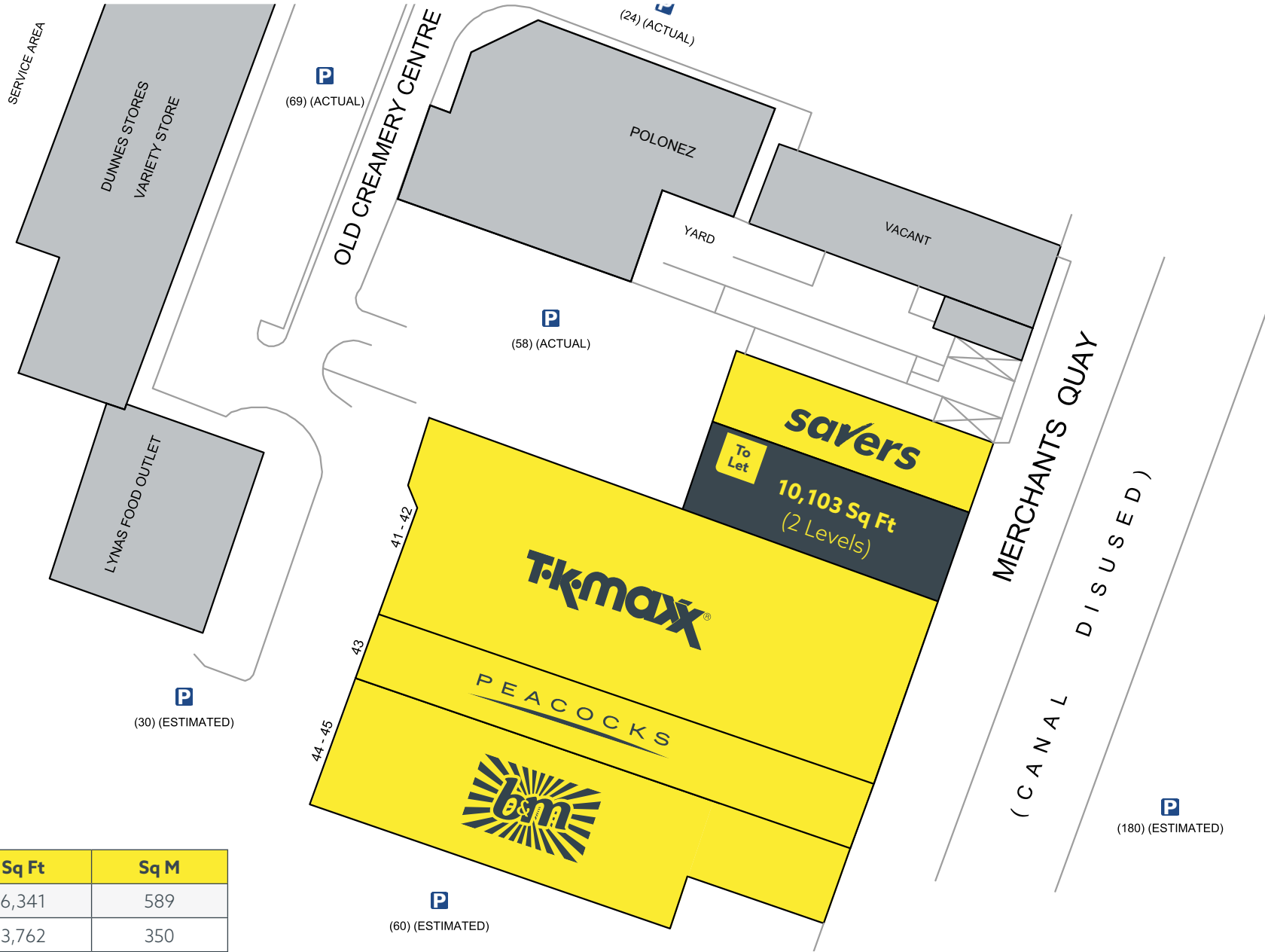Ground Floor: 6,431 Sq Ft

First Floor: 3,762 Sq Ft

Location

The property is located within the very busy Merchants Quay Retail Park area in the centre of Newry, directly adjacent to the Old Creamery Retail Park and a short distance from the Buttercrane and Quays shopping centres.

Neighbouring occupiers include TK Maxx, Dunnes Stores, Peacocks, B&M, Lynas Foods, Polonez, Boyle Bingo, Iceland. Other major footfall drivers in the immediate vicinity are Canal Court Hotel, Newry Health Village and the Southern Regional College campus.

The city of Newry is considered to be the 'Gateway City' between Northern Ireland and the Republic and is strategically located approximately 39 miles south of Belfast and 67 miles north of Dublin.

Finch | 2
IRELAND

Floor	Sq Ft	Sq M
Ground	6,341	589
Mezzanine	3,762	350
	10,103	**939**

SERVICE AREA

DUNNES STORES VARIETY STORE

P (69) (ACTUAL)

OLD CREAMERY CENTRE

(24) (ACTUAL)

POLONEZ

YARD

VACANT

P (58) (ACTUAL)

LYNAS FOOD OUTLET

P (30) (ESTIMATED)

savers

To Let

10,103 Sq Ft (2 Levels)

TK·maxx

PEACOCKS

b&m

41 - 42

43

44 - 45

MERCHANTS QUAY

(C A N A L   D I S U S E D)

P (180) (ESTIMATED)

P (60) (ESTIMATED)

Merchant's Quay

5
Units

50,950
Sq Ft

110
Parking Spaces

Lease & Rent

Term: 10 Years
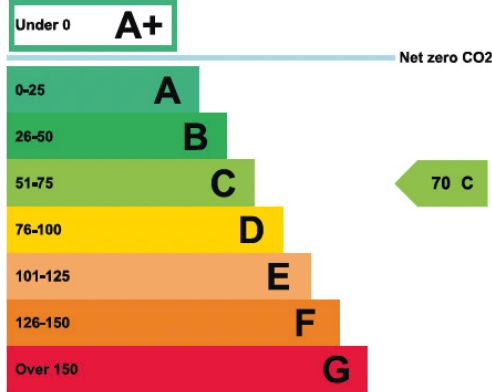
Rent: £65,000 per annum exclusive

Rates

NAV:	£74,700
Rate Poundage 2023/24:	0.551846
Estimated Rates Payable:	£41,222.90

EPC 70 - C

The property's energy rating is C

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

70 C

Contact

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Service Charge

Tenant responsible for a fair proportion of the service charge which covers the cost of external repairs, maintenance and cleaning of common areas and management fees currently estimated at £14,459.78 plus VAT for the current year.

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