



(028) 3026 6811

G/24/021

TO LET

96 Hill Street  
Newry  
BT34 1BT



CITY CENTRE RETAIL PREMISES  
(10,380 SQFT NIA)

[www.bestpropertyservices.com](http://www.bestpropertyservices.com)



RICS



INVESTOR IN PEOPLE

## LOCATION

- Prime location on Hill Street, in the heart of Newry City centre.
- Benefitting from double frontage to Hill st and The Mall.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Belfast.
- 3 storey retail premises.
- On street car parking available

## ACCOMMODATION

Ground Floor

Retail Area, office & stores – 3,900 SQFT NIA

First Floor

Open Plan Retail/ Storage – 3,900 SQFT NIA

Second Floor

Ancillary storage & storage room – 2,580 SQFT NIA

Total – 10,380 SQFT NIA

## KEY FEATURES

- Electric roller shutter doors, front and rear.
- Oil fired central heating.
- Security alarmed.
- 3 phase electric available.

## LEASE TERMS

Minimum 3-year lease. Tenant responsible for repairs, rates and building insurance.

## GUIDE RENT

£50,000 per annum

## VAT

Outgoings rents and prices are exclusive of but may be liable to VAT.

## NAV

We are verbally advised that the NAV of the property is: £38,500.

The commercial rate in the pound for 2023/24 is £0.5805.



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
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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.

## EPC

C – 56 – <https://find-energy-certificate.service.gov.uk/energy-certificate/0670-0538-8829-8729-1006>

## VIEWING

Gerard Kelly 07796947736  
Ryan McBride

[gerard@bestpropertyservices.com](mailto:gerard@bestpropertyservices.com)  
[ryan@bestpropertyservices.com](mailto:ryan@bestpropertyservices.com)

## Ground Floor



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## First Floor



## Access from The Mall.



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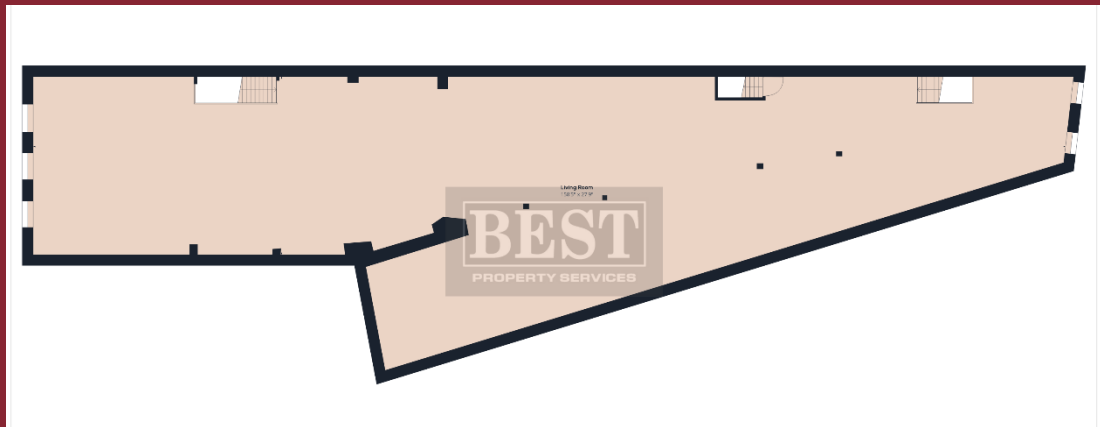
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## Floorplan

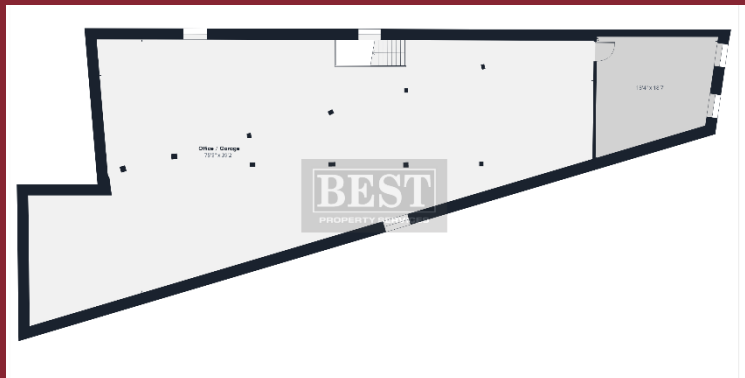
### Ground Floor



### First Floor



### Second Floor



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