



(028) 3026 6811

G/24/040

TO LET

26 Bridge Street  
Newry  
BT35 8AE



GROUND FLOOR RETAIL UNIT LOCATED IN CITY CENTRE  
(635 SQFT NIA)

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



RICS



INVESTOR IN PEOPLE

## LOCATION

- Located on Bridge Street in Newry City Centre.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Belfast.
- Ground floor retail premise.
- On street car parking available.
- In close proximity to the Quays shopping centre, the Buttercrane shopping centre, KFC and Lidl.

## ACCOMMODATION

Reception Area

Store

Kitchenette

Office/ storage

Total - 635 SQFT NIA

## KEY FEATURES

- Prominent Location
- Roller shutter door
- Security system

## LEASE TERMS

Minimum 3-year lease.

## GUIDE RENT

£7,500 per annum + VAT

## 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: £6,150.

The commercial rate in the pound for 2024/25 is £0.5805.

## EPC

D – 80

<https://find-energy-certificate.service.gov.uk/energy-certificate/0850-0136-5259-3029-7002>

## VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD  
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## Floorplan



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