



(028) 3026 6811

G/18/108

TO LET
67 HILL STREET
NEWRY
BT34 1BT

PRIME RETAIL PREMISES C. 3,040 SQFT
SUITABLE FOR SUB DIVISION



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RICS



INVESTOR IN PEOPLE

LOCATION AND DESCRIPTION

Newry City is situated approximately 34 miles from Belfast and boast a district population of c. 88,000 and a catchment population of c. 150,000 within a 15 minute drive time.

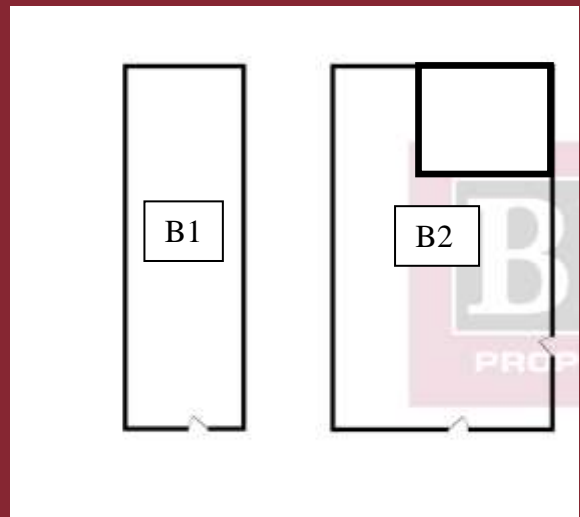
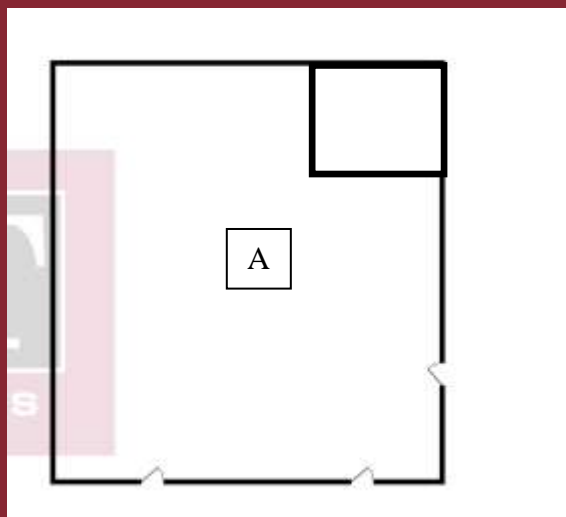
The subject property occupies a prime location on Hill Street, the main thoroughfare in the City and also benefits from return frontage to Margaret Square. Accommodation is provided over 3 floors in total. Other nearby occupiers include, Ulster Bank, The Shelbourne, Harry Corry, Axa Insurance and Santander.

ACCOMMODATION

Ground Floor:

Option A – Existing
Retail Area – 1755sqft

Option B – Split
Option B1 – 708sqft
Option B2 – 1047sqft



GUIDE RENT

Option A – £24,950 Per Annum

Option B1 – £13,500 Per Annum

Option B2 – £15,500 Per Annum (to include upper floors)



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
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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.

First Floor:

- Office, Stockroom, W/C provision, Staff Room NIA 650 sqft (60m2)

Second Floor:

- Ancillary Storage – NIA 635 sqft (59m2)

Total NIA – 3040sqft

LEASE DETAILS

Length of lease negotiable (min 5 year term). Tenant responsible for repairs, rates and building insurance together with all other normal tenant outgoings.

OTHER DETAILS

- ❖ Electric roller shutter doors,
- ❖ Security alarm fitted
- ❖ Excellent Business Opportunity in Prime Pitch
- ❖ Available from December 2020

NAV

We are advised that the NAV of the property is £34,300. Rates in the £ for 2022/2023 is £0.5152. Rates payable approx. £17,671 Per Annum

NB – Above figures provided by LPS and should be confirmed by incoming tenant

EPC

C - 65

V.A.T.

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

VIEWING

For further information and viewing arrangements please contact:

Gerard Kelly 07796947736 gerard@bestpropertyservices.com



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