



(028) 3026 6811

G/24/060

TO LET

28 The Mall  
Newry  
BT34 1BG



PROMINENT CITY CENTRE RETAIL UNIT  
(2053 SQFT NIA)

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



RICS



INVESTOR IN PEOPLE

## LOCATION

- Located on The Mall in Newry City Centre.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Ground floor and first floor retail premises.
- On street car parking available
- In close proximity to the Quays shopping centre, the Buttercrane shopping centre, Newry bus station and Newry Credit Union

## ACCOMMODATION

Ground Floor – 881 SQFT NIA  
Reception Area  
W/C

First Floor – 1,172 SQFT NIA  
Store 1 and 2  
Office 1, 2, 3, 4, 5, 6  
Kitchenette 1 and 2

## KEY FEATURES

- Prominent Location
- Electric shutter
- Mixed use property

## LEASE TERMS

Minimum 3-year lease.

## GUIDE RENT

£14,000 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: £8,350.  
The commercial rate in the pound for 2024/25 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

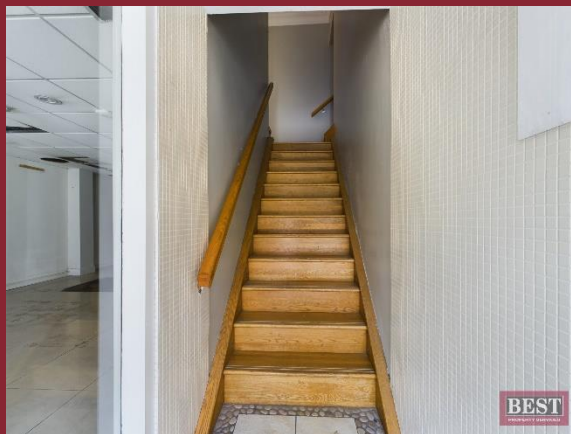
E – 102 - <https://find-energy-certificate.service.gov.uk/energy-certificate/9187-3046-0718-0100-9295>

## VIEWING

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## GROUND FLOOR



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## FIRST FLOOR



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## GROUND FLOOR FLOORPLAN



## FIRST FLOOR FLOORPLAN



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