

TO LET



Custom House, 23 Merchants Quay, Newry, BT35 6AH
Retail / Office Premises in the Heart of Newry City (c. 1,020 - 5,255 SQFT)

BEST
PROPERTY SERVICES

Available Units

- Ground Floor: Retail
Unit 2
1,480sqft NIA
£22,000/pa
- Business Unit 3
2160 sqft NIA
£30,000/pa
- Business Unit 4
1,140sqft NIA
£12,000/pa

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G/16/056

Location

Newry is strategically located on the economic corridor between Dublin – Belfast with a district population in excess of 90,000 people. Newry has experienced considerable expansion in recent times and has become one of the country's foremost shopping destinations.

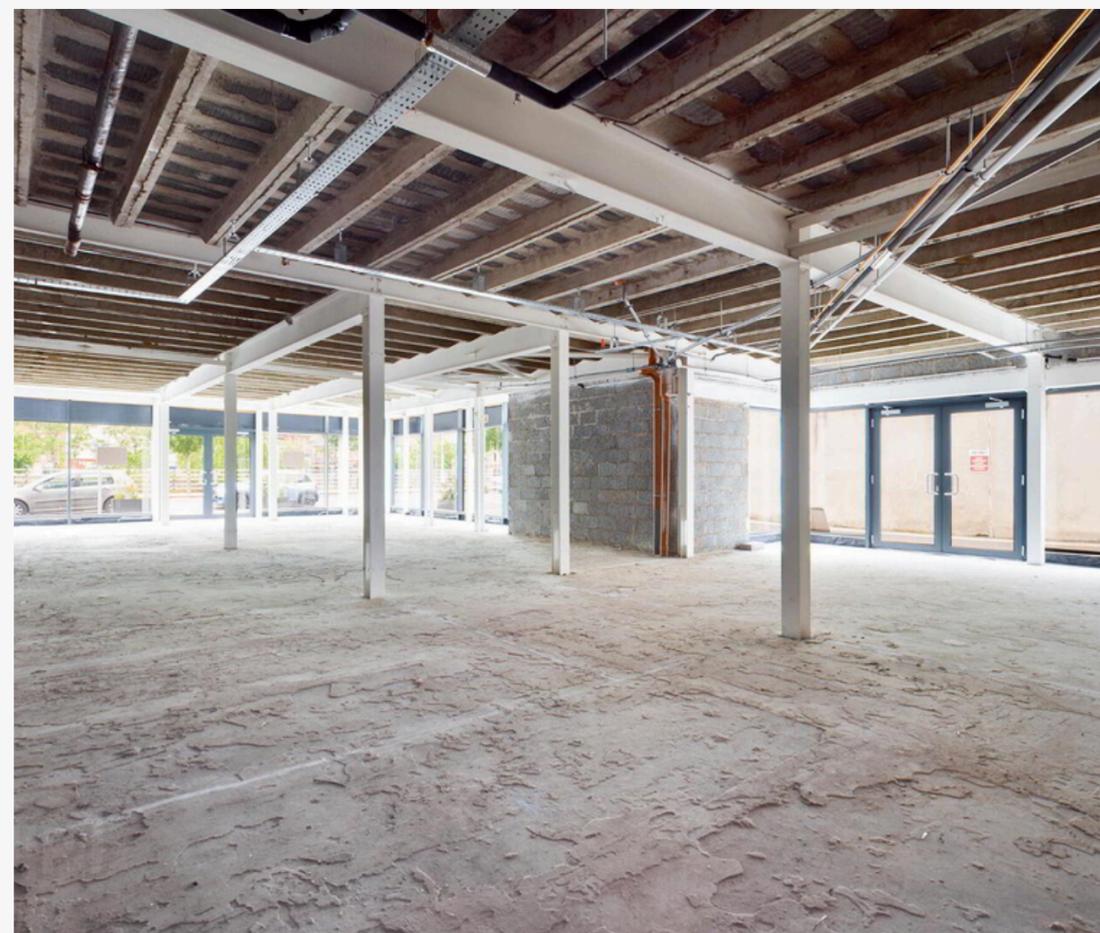
Custom House is located in the heart of the City overlooking Newry Canal. This area benefits from high volumes of vehicular and pedestrian traffic. The entire area has benefitted from the recently completed Newry Canal Redevelopment Scheme within excess £2.5 Million of public realm works being undertaken.

Description

Custom House comprises a striking three-storey mixed-use commercial building with extensive on-site parking. The ground floor consists of five retail/business units, two of which benefit from planning permission for restaurant/food use.

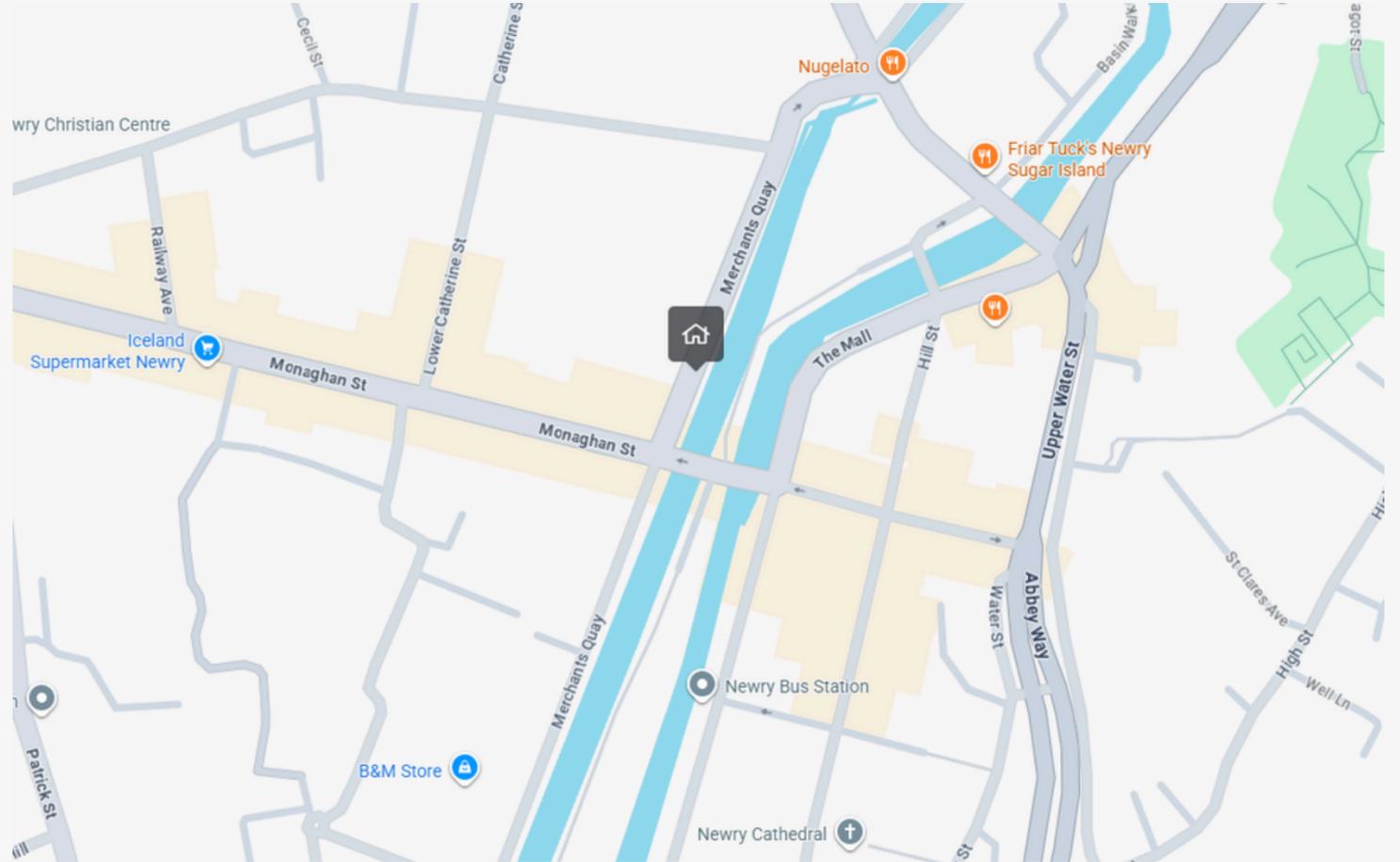
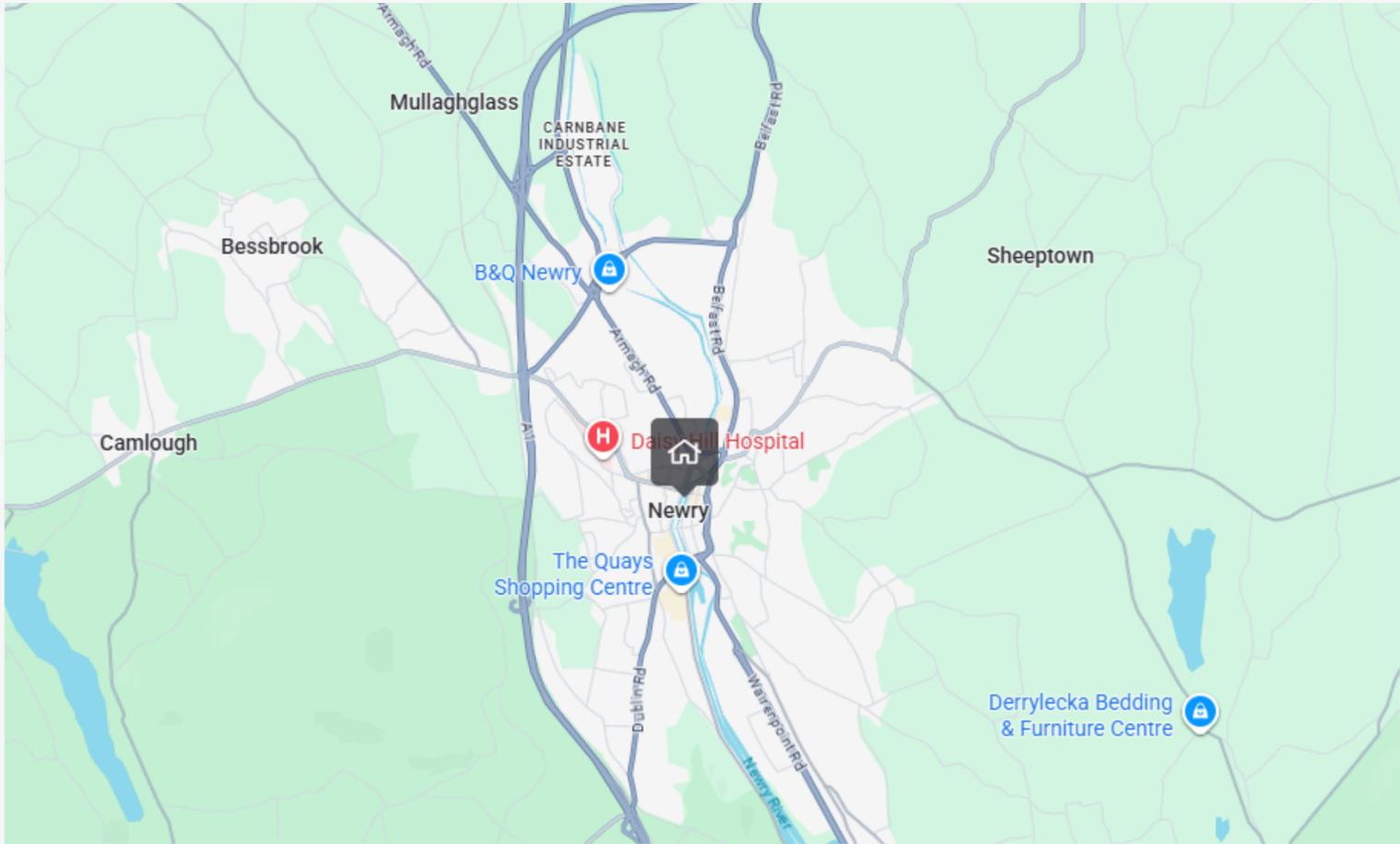
The units will be finished to a shell specification, to include plastered walls, installed ceilings and a disabled WC. All services will be provided to a connection point, allowing incoming tenants to complete their own internal fit-out.





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LOCATION MAPS



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Newry

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LEASE TERMS

Length of lease negotiable (min 5 years). Tenant responsible for repair, rates and insurance. A service charge will be levied to cover communal areas.

VAT

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

Rates

Not yet assessed.

FURTHER INFORMATION & VIEWINGS

Inspection of the property is strictly by private appointment. For further information please contact:

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