



**TO LET**

Unit 1 Kingsway Arcade, Monaghan Street, Newry BT35 6AA

HIGH PROFILE RESTAURANT

**Bradley**  
Commercial Real Estate

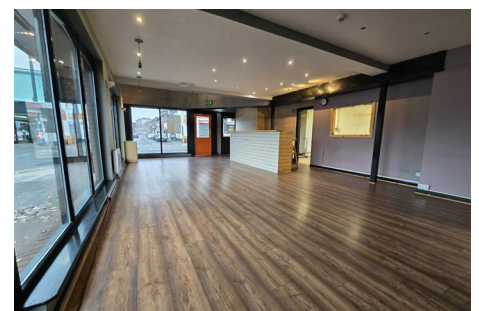


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Unit 1 Kingsway Arcade Monaghan Street  
, Newry, BT35 6AA

**£20,000 Per Annum**

# Unit 1 Kingsway Arcade Monaghan Street

, Newry, BT35 6AA



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## ADDITIONAL INFORMATION

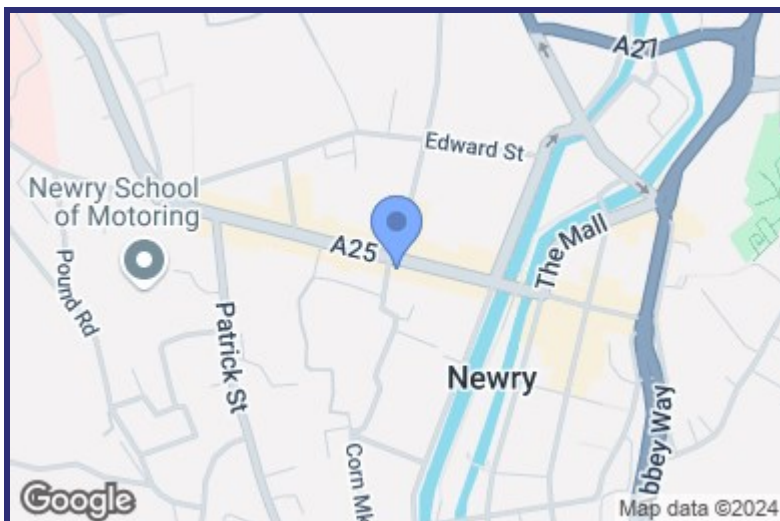
DESCRIPTION

SPECIFICATION

TERMS

RATEABLE VALUE

VIEWING DETAILS/ FURTHER INFORMATION

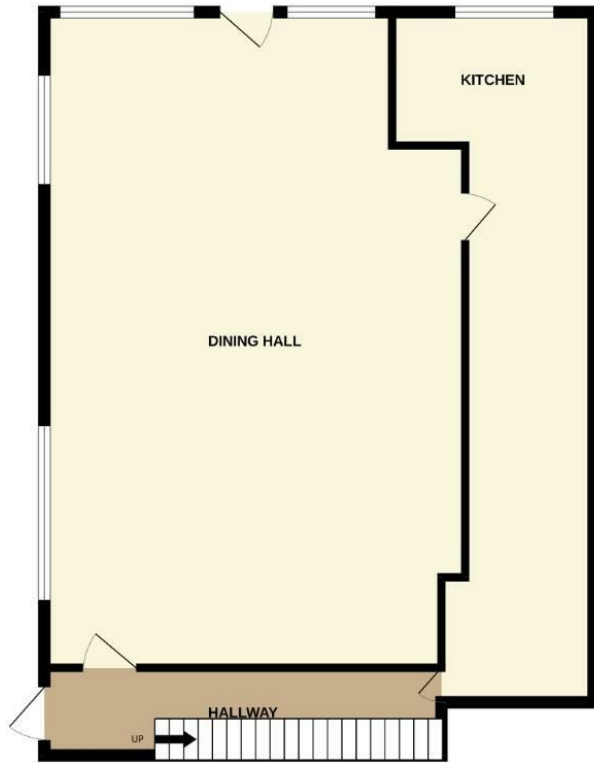


| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>Northern Ireland</b>                            | EU Directive<br>2002/91/EC |           |

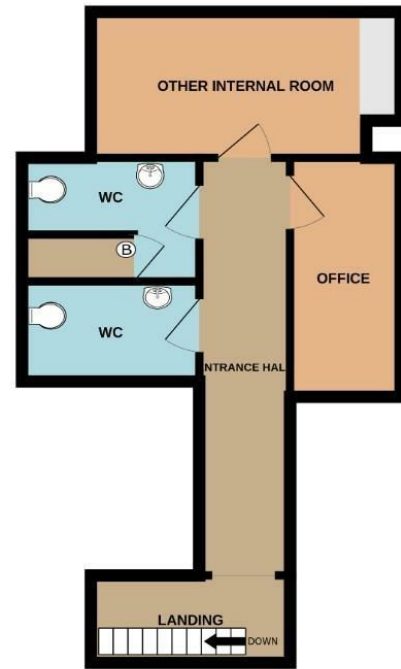


# Floor Plan

GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We look forward to working with you...*



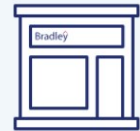
*We get there together*

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*Always close by*

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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