



(028) 3026 6811

G/24/100

FOR SALE / TO LET

27 Mill Street
Newry
BT34 1EY



COMMERCIAL PREMISES LOCATED IN THE CITY CENTRE
(1,123 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Located on Mill Street in Newry City Centre.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Ground floor retail and first floor storage/ office.
- Car parking located in close proximity to the property
- Other nearby occupiers include JV Kelly Menswear, Café Krem and Bennets Jewellers.

ACCOMMODATION

Ground Floor - 411 SQFT NIA
Reception
Yard

First Floor - 347 SQFT NIA
Kitchenette
Office 1 and 2
W/C

Second Floor - 365 SQFT NIA
Landing
Office 1 and 2

LEASE TERMS

Minimum 3-year lease

GUIDE PRICE

£145,000

GUIDE RENT

£9,600 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: £6,600
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
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

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

For full details contact the Agent

VIEWING

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Ryan McBride

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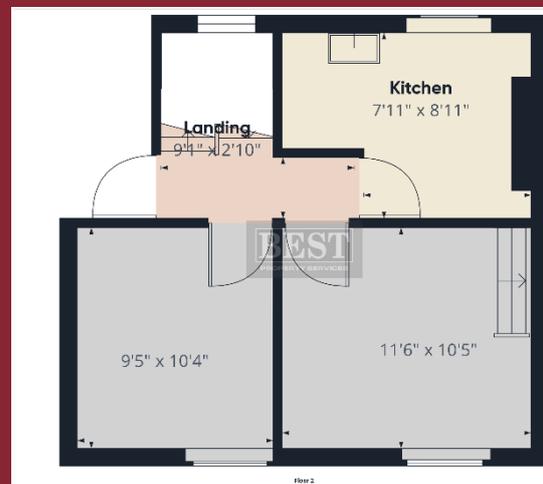
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FLOORPLAN

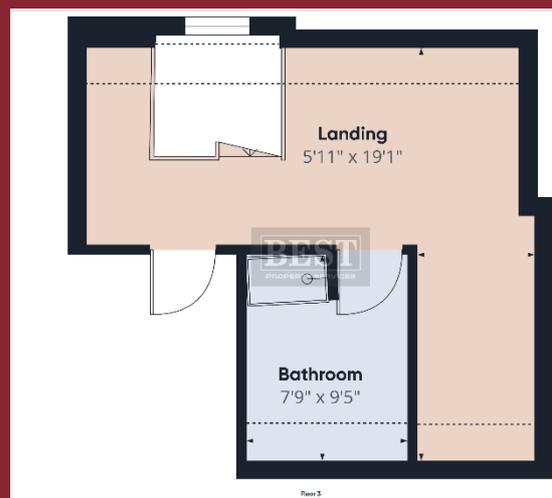
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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