



(028) 3026 6811

G/24/101

TO LET

Unit 1
1 Warrenpoint Road
Newry
BT34 2PF



FOOD USE PREMISES WITH ON SITE PARKING
(824 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Located on Warrenpoint Road, a main thoroughfare to Newry City in Greenbank Service Station.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Ground floor retail premises.
- Parking on site
- In close proximity to Centra, Mauds ice cream, and Brown Car sales.

ACCOMMODATION

Ground Floor – 824 SQFT NIA
Dining Area
Kitchenette
W/C

KEY FEATURES

- Benefits from PP for food use.
- Parking on site.
- Yard Space adjacent.

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£13,000 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 TBC
The commercial rate in the pound for 2024/25 is £0.5805.

EPC

D – 80 - <https://find-energy-certificate.service.gov.uk/energy-certificate/4699-5415-2242-1518-7030>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
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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.



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