



(028) 3026 6811

G/25/007

TO LET

41A The Mall
Newry
BT34 1AN



FIRST FLOOR OFFICE LOCATED IN CITY CENTRE
(746 SQFT NIA)

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
- Nearby occupiers include Café Krem, Gray Design, Newry Bus Station and the Canal Court Hotel

ACCOMMODATION

First Floor – 746 SQFT NIA
Office 1 and 2
Meeting Room
Kitchenette
W/C

KEY FEATURES

- Serviced lift with additional stairwell access
- City centre location
- On street parking

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£6,000 per annum:

Service Charges apply which are approx. £480 per annum (subject to fluctuation)

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: £7,000

The commercial rate in the pound for 2024/25 is £0.5805.

Rates payable are approx. £4,063 per annum

EPC

D – 96 - <https://find-energy-certificate.service.gov.uk/energy-certificate/9990-6922-0371-5110-4064>

VIEWING

Gerard Kelly 07796947736

Ryan McBride

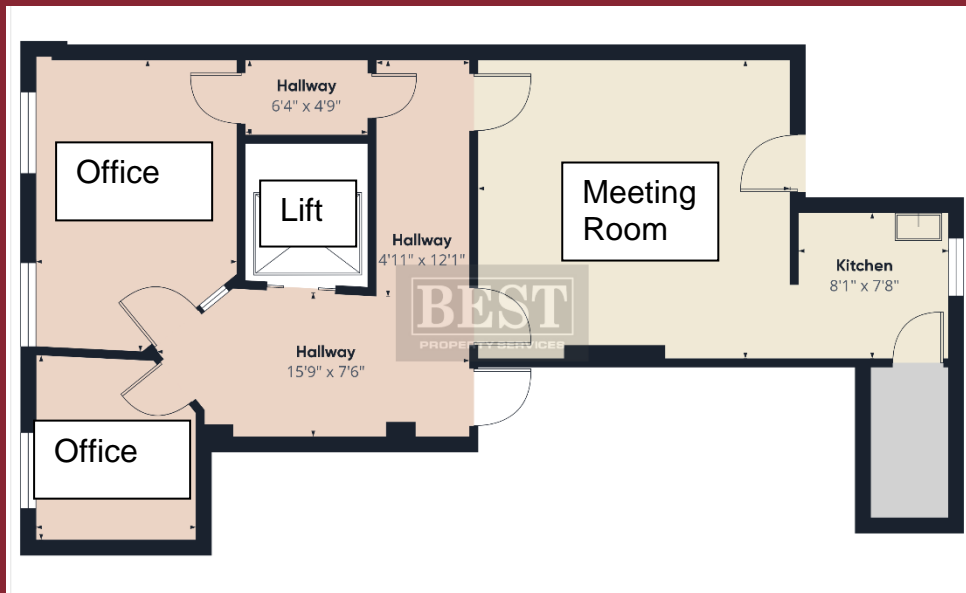
gerard@bestpropertyservices.com

ryan@bestpropertyservices.com



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
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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