



(028) 3026 6811

G/24/031

TO LET

Unit 2
5 Warrenpoint Road
Newry
BT34 2PF



COMMERCIAL PREMISES BENEFITING FROM FOOD USE
(707 SQFT NIA)

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RICS



INVESTOR IN PEOPLE

LOCATION

- Subject property is located in the Greenbank Service Station Complex
- Property fronts the main Warrenpoint road, one of the main arterial routes in Newry City.
- Other nearby occupiers include Centra, Dominos and Brown Cars.

ACCOMMODATION

Ground Floor – 707 SQFT NIA
Dining Area
Kitchen
W/C

KEY FEATURES

- PP for food use
- Communal parking on site
- Electric roller shutter doors
- Yard space to the rear
- Walk in fridge included

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£12,750 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 – 89 - <https://find-energy-certificate.service.gov.uk/energy-certificate/2042-2912-1637-9086-9857>

VIEWING

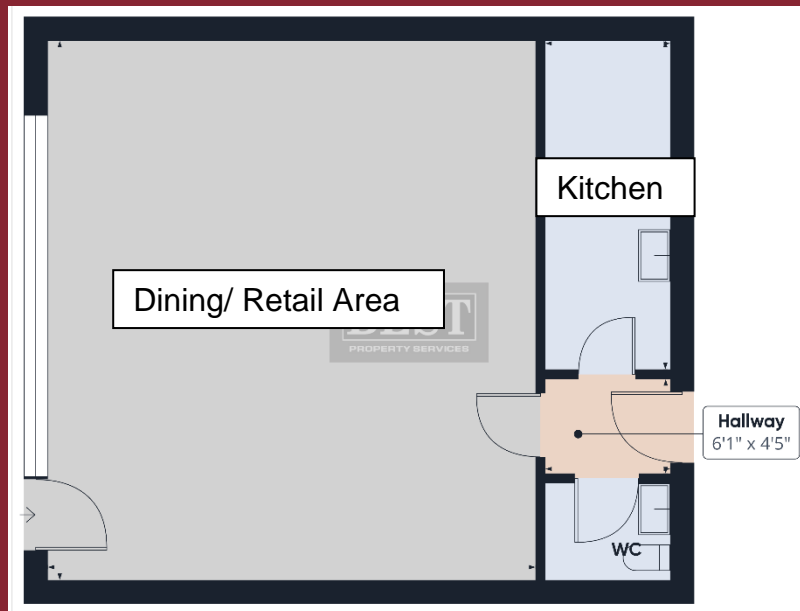
Gerard Kelly 07796947736
Ryan McBride

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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