



(028) 3026 6811

G/24/117

TO LET

Unit 2
9 Warrenpoint Road
Newry
BT34 2PF



RETAIL UNIT LOCATED IN GREENBANK SERVICE STATION
(1,337 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Located on Warrenpoint Road, a main arterial route to Newry City in Greenbank Service Station
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Nearby occupiers include Centra, Dominos and Brown Car sales

ACCOMMODATION

Ground Floor – 1,337 SQFT

Retail Area

Office

W/C

KEY FEATURES

- Parking on site
- Electric Roller Shutter

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£17,000 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: £10,700

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

Rates payable are approx. £6,211 per annum.

EPC

D – 93 – <https://find-energy-certificate.service.gov.uk/energy-certificate/9503-5699-7767-3848-8950>

VIEWING

Gerard Kelly 07796947736

Ryan McBride

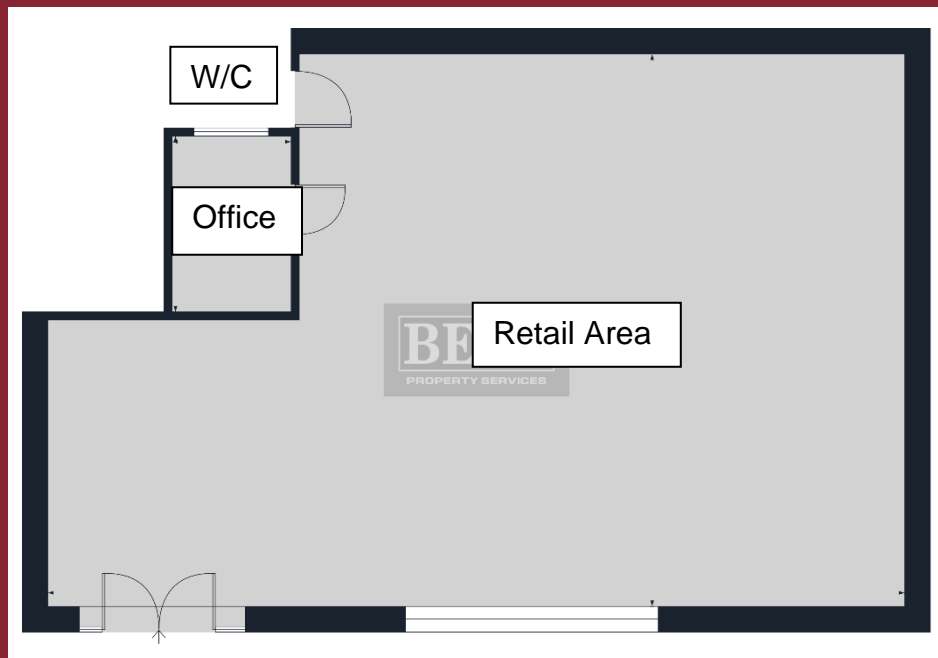
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BEST PROPERTY SERVICES (N.I.) LTD
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These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining 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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