



(028) 3026 6811

G/24/017

TO LET

22 Monaghan Street
Newry
BT35 6AA



FIRST FLOOR OFFICES LOCATED IN THE CITY CENTRE
(328 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Fronting Monaghan Street in the heart of Newry City Centre
- Other occupiers in proximity include Dunnes, Canal Court Hotel, Deli Lites, Iceland, and TK Maxx.
- Extensive public car park adjoining.

ACCOMMODATION

First Floor -

Unit 1 – 328 SQFT NIA

Retail area

Storage area.

KEY FEATURES

- City Centre location.
- Prominent double frontage property.
- Formerly used as a hairdressers.

GUIDE RENT

£6,000 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: £1,200.

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

EPC

E – 120 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-0531-1259-8999-1002>

VIEWING

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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.

Unit 1



FLOORPLAN



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