



(028) 3026 6811

G/25/011

TO LET

5 Hill Street
Newry
BT34 2BN



RETAIL UNIT LOCATED IN NEWRY CITY CENTRE
(841 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Located on Hill Street in Newry City Centre
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Ground floor retail and first floor storage / office
- On street parking available
- Other nearby occupiers include Boyds store, Café Krem, Phillips fruit and Mortgage Solutions.

ACCOMMODATION

Ground Floor – 413 SQFT NIA

Retail area

Walk in fridge

First Floor – 401 SQFT NIA

Two offices

Walk in fridge

W/C

KEY FEATURES

- Yard space available
- Security camera system
- Electric roller shutter

NB – The fixtures and fittings are excluded from the lettings. Can be purchased if suitable.

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£12,000 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: £6,450

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

Rates payable are approx. £3,744 per annum



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

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.

EPC

D – 89 - [Energy performance certificate \(EPC\)](https://www.gov.uk/government/organisations/energy-efficiency-trust) – [Find an energy certificate – GOV.UK](https://www.gov.uk/government/organisations/energy-efficiency-trust)

VIEWING

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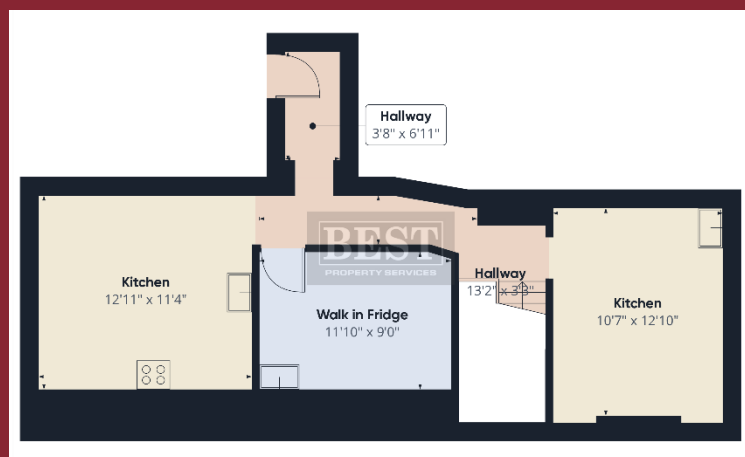
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FLOORPLAN Ground Floor



First Floor



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