



(028) 3026 6811

G/25/010

FOR SALE
INVESTMENT PROPERTY
66 – 68 Hill Street
Newry
BT34 1BE



PROMINENT RETAIL INVESTMENT IN CITY CENTRE
(TENANT NOT AFFECTED)
(8,200 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

DESCRIPTION

- Located on Hill Street in Newry City Centre with frontage to Hill Street and The Mall.
- Property extends to approx. 8,200 sqft over two floors.
- Neighbouring occupiers include AIB Bank, Danske Bank, Newry Credit Union FD Technologies, TUI and Menary's

ACCOMMODATION

Ground Floor – 2,880 SQFT NIA

Retail Area

Goods lift extending to the first floor

Office

W/C

First Floor – 5,320 SQFT NIA

Storage Area

2x storerooms

Canteen

Disabled W/C

KEY FEATURES

- Let to Superdrug LTD until 1st April 2027 at an annual rent of £27,500 per annum
- Goods lift extending to the first floor
- On streetcar parking fronting Hill Street and private parking to the rear
- Air-conditioned unit
- Security cameras throughout

GUIDE PRICE

Offers in the region of £345,000

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: £28,800

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

Rates payable are approx. £16,718 per annum

Solicitor Details

McShane and Co, Rosetta Hughes, 34 Hill Street, Newry, BT34 1AR



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.

EPC

C – 54 - <https://find-energy-certificate.service.gov.uk/energy-certificate/7984-0744-4847-6797-1611>

VIEWING

Gerard Kelly

07796947736

gerard@bestpropertyservices.com

Ryan McBride

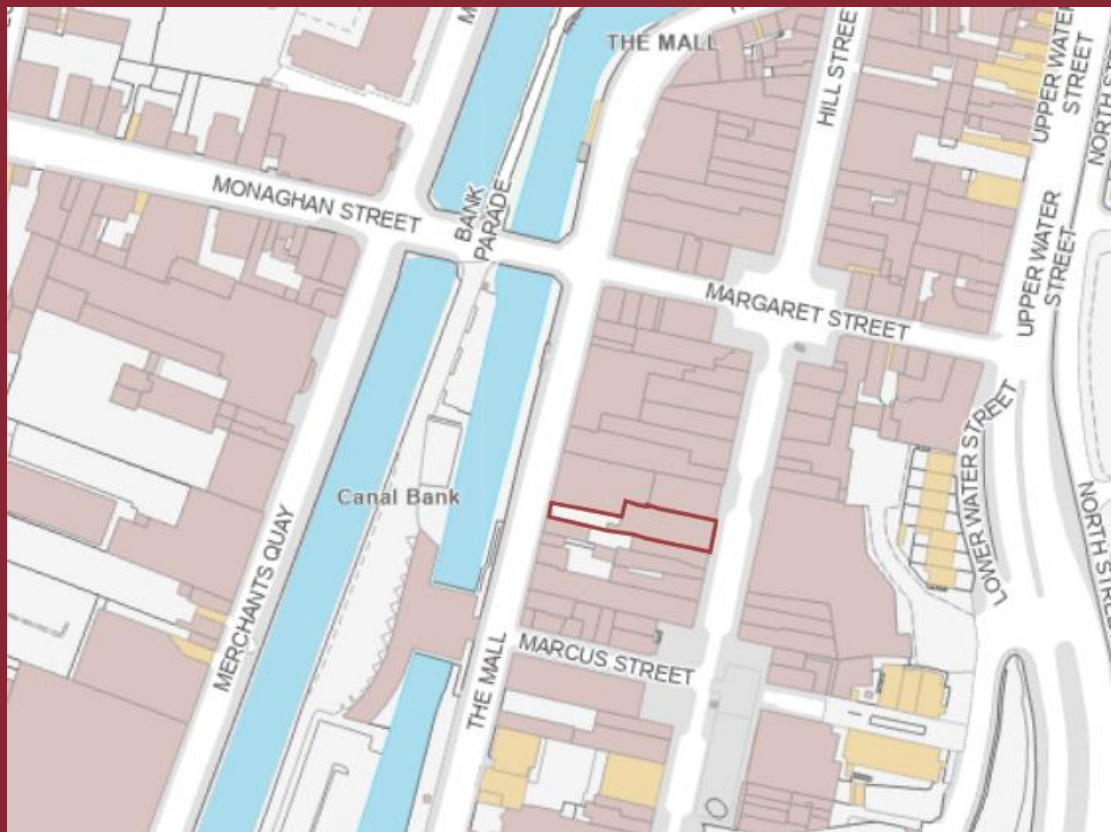
ryan@bestpropertyservices.com



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MAP



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