



(028) 3026 6811

G/25/017

TO LET

11 Francis Street
Newry
BT35 8BQ



RETAIL UNIT LOCATED IN THE CITY CENTRE
(840 SQFT NIA)

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INVESTOR IN PEOPLE

LOCATION

- Located on Francis Street in Newry City Centre
- Newry is situated approx. 34 miles from Belfast and 66 Miles from Dublin
- Nearby occupiers include The Buttercrane Shopping Centre, Nan Rices Bar and AC Grooming Barbers

ACCOMMODATION

Ground Floor – 570 SQFT NIA
Retail Area

First Floor – 290 SQFT NIA
Canteen Facilities
W/C

KEY FEATURES

- Electric roller shutters
- Air conditioning
- On street parking

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£12,500 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: £9,650
The commercial rate in the pound for 2024/25 is £0.5805.
Rates payable are approx. £5,601 per annum

EPC

D – 80 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0091-3209-1982-6706-0106>

VIEWING

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