



(028) 3026 6811

G/17/094

TO LET

5 MARCUS STREET
NEWRY
CO DOWN
BT34 1ET



CITY CENTRE RETAIL UNIT
C. 780SQFT

www.bestpropertyservices.com



INVESTOR IN PEOPLE



LOCATION AND DESCRIPTION

The property comprises a prominent position fronting Marcus Street in Newry's city centre.

This is a long established commercial area with multiple nearby occupiers to include Danske Bank, Menarys, TUI and various local retailers/professional offices.

The Newry bus station is in proximity.

Suitable for a wide range of uses.

ACCOMMODATION

Ground Floor: -

Main Area - Approximate NIA 73sqm (780sqft)

Separate WC

Electric roller shutters

New shop front recently fitted

GUIDE RENT

£7,950 PA (excl)

NAV

We are verbally advised that the NAV is £9,950. The commercial rate in the £ for 2018/2019 is £0.571.

LEASE TERMS

Length of lease negotiable. Tenant responsible for repairs, rates and building insurance together with all other normal tenant outgoings.

EPC

G - 215

V.A.T

All prices, rentals and outgoings are exclusive of but may be liable to VAT.



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.

VIEWING

For further information and viewing arrangements please contact:

Daragh Mallon 07775576858 daragh@bestpropertyservices.com

Gerard Kelly 07796947736 gerard@bestpropertyservices.com



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