



(028) 3026 6811

G/18/013

TO LET  
1D MONAGHAN STREET  
NEWRY  
CO DOWN  
BT35 6AA



RETAIL PREMISES TO LET C. 560SQFT

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INVESTOR IN PEOPLE



## LOCATION AND DESCRIPTION

Newry is a rapidly expanding city within the Newry and Mourne council area, which has a population of approximately 87,000 persons. The city has a strategic location c37 miles south of Belfast via the M1 motorway and c66 miles north of Dublin.

The subject property is located fronting Monaghan Street, Newry. Monaghan Street is one of the main thoroughfares in Newry city centre. This area has seen a lot of commercial activity in recent years and has become a thriving commercial area within the city. Nearby occupiers include Grounded, Canal Court Hotel, Friar Tucks and Bellinis.

## ACCOMMODATION

The accommodation is provided at ground level only.  
NIA – 52sqm (560sqft)

## LEASE DETAILS

Length of lease negotiable. Tenant responsible for repairs, rates and building insurance.

## GUIDE RENT

£9,250 PA excl.

## NAV

We are advised that the NAV of the property is £8,550. Rates in the £ for 2017/2018 is £0.559.

## EPC

F-133

## V.A.T.

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

## VIEWING

For further information and Viewing Arrangements please contact:

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