



(028) 3026 6811

G/18/066

TO LET  
UNIT 4  
PLAZA RETAIL PARK  
50 BELFAST ROAD  
NEWRY  
BT35 1QA



PROMINENT RETAIL UNIT C. 1,000SQFT  
SUITABLE FOR A RANGE OF USES (STP)

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## LOCATION AND DESCRIPTION

The Plaza Retail Park is located in a highly visible site on the Belfast Road near to the Mourne Country Hotel and Damolly Roundabout. The park benefits from 42 car parking spaces. Other occupiers include Dominos Pizza, Chopsticks, Spice India, Lynas Foods and Genoa.

## ACCOMMODATION

Modern high specification property.  
Formerly hairdressing salon.

Retail Unit, 2 No Offices/Treatment Rooms, Kitchen, Store, WC

Approximate GIA 93sqm (1,000sqft)

## OTHER DETAILS

- Electric roller shutter
- Modern shop front
- Adaptable internal layout



## LEASE DETAILS

Term – Length of Lease negotiable.  
FRI equivalent lease  
Service charge – approximately £1,370 PA  
Insurance – Tenant to reimburse landlord (currently £255 PA)



## GUIDE RENT

£16,500 + VAT

## EPC

D-98

## NAV

We are advised that the NAV for the property is £17,000. The commercial rate in the pound for 2017/2018 is £0.5519. Rates payable are estimated to be in region of £9,504 PA.

## VIEWING

By appointment with Best Property Services.

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