



(028) 3026 6811

G/19/035

TO LET
14A MONAGHAN STREET
NEWRY
CO DOWN
BT35 6AJ



PRIME CORNER RETAIL PREMISES
TO LET C. 1330SQFT

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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 on a prominent corner site 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 and forth floor
NIA – 1330 ft²

Ground Floor – Reception, Resturant/Seated area with prep area.

First Floor – Ladies and gents W/C , Store and Office

LEASE DETAILS

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

GUIDE RENT

£19,950 PA excl.

NAV

We are advised that the NAV of the property is £17,400. Rates in the £ for 2018/2019 is £0.559.

EPC

F-122

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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