



(028) 3026 6811

G/17/009

TO LET

1C FRANCIS STREET  
NEWRY  
CO. DOWN



PRIME CITY CENTRE RETAIL UNIT  
APPROX. 745 SQFT

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## LOCATION AND DESCRIPTION

The subject unit is situated in a Prime City Centre location fronting Francis Street adjacent to Buttercrane Shopping Centre.

Excellent business opportunity to occupy premises in a high profile location. Suitable for a range of uses. (STP) Currently fitted out as a hair salon.

## ACCOMMODATION

Ground Floor Retail      Approx. 69m<sup>2</sup> (745ft<sup>2</sup>)      W/C Provision

## LEASE DETAILS

Length of lease negotiable.

Tenant responsible for internal repairs, rates, pro rata contribution to building insurance. Rentals payable quarterly in advance. Food use not permitted.

## GUIDE RENT

£11,750 per annum.



## NAV

We are advised that the NAV of the property is £11,500.  
The commercial rate in the pound for 2019/2020 is £0.5825

## EPC

D – 81



## VIEWING

For further information and Viewing Arrangements please contact:

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