

TO LET – RETAIL POD

# Damolly Retail Park

Pod 2  
Armagh Road  
Newry, BT35 6PR

1,500 sq ft



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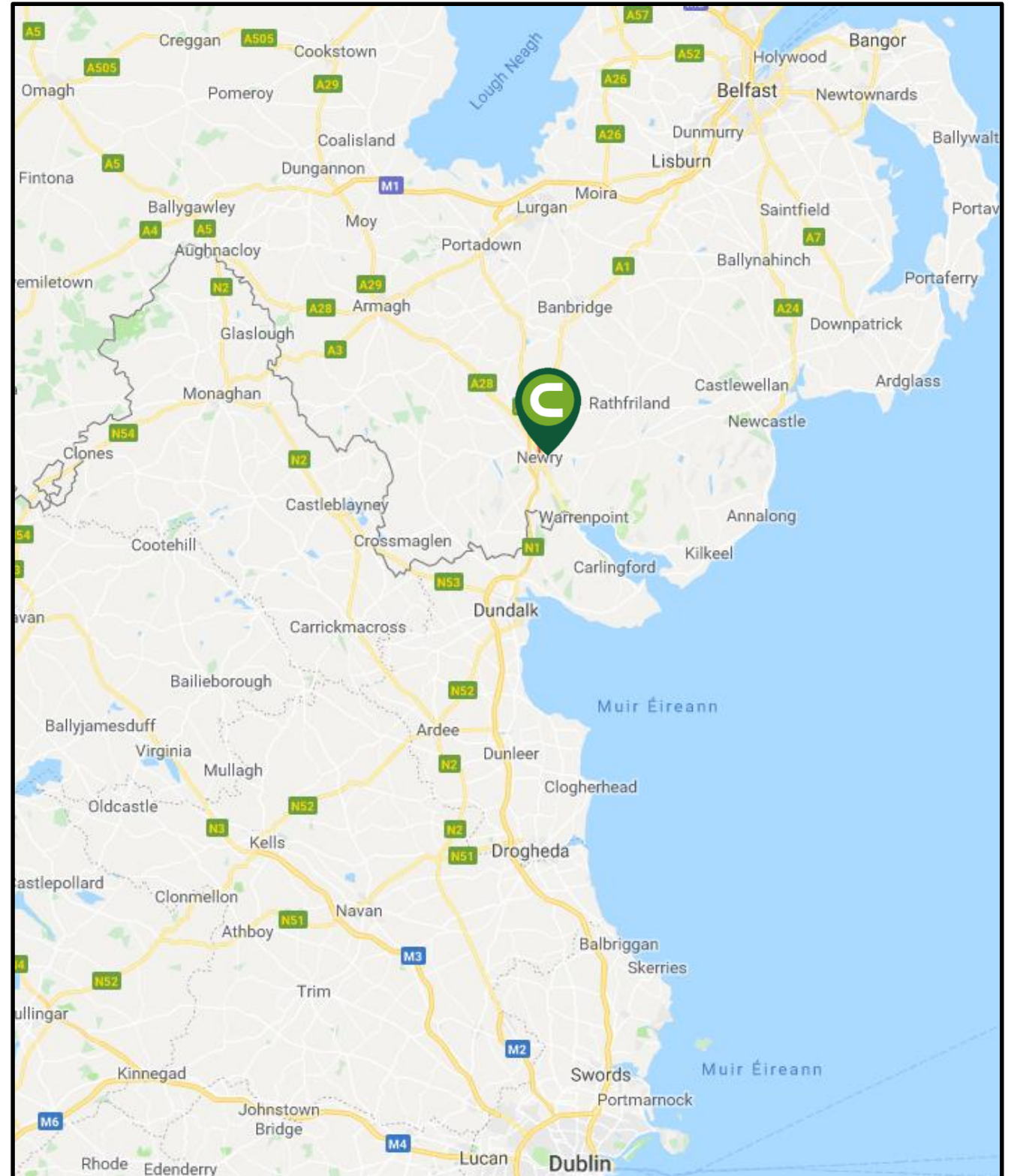


## PRIME RETAIL UNIT

## LOCATION

Newry is the fourth largest city in Northern Ireland. The city lies in south-east Northern Ireland, 39 miles south of Belfast and 66 miles north of Dublin. The population is almost 90,000 with a catchment in excess of 390,000 (CACI 2014).

Damolly Retail Park is strategically located approximately 1.5 miles from the City centre and provides easy access to a wide catchment along the eastern Irish seaboard via the M1 and A1 motorway network . The Park is accessed from the Five Ways roundabout which links the main routes from Belfast , Dublin , Portadown , Armagh and the Newry City centre.



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### Damolly Retail Park, Newry BT35 6PR

#### DESCRIPTION

Damolly Retail Park is a modern retail warehouse development and the dominant retail warehouse scheme within the catchment providing c. 165,000 sq ft of primarily bulky goods accommodation with 688 customer car park spaces and a McDonald's drive-thru .

Key occupiers include Lidl , B&Q , Smyths Toys , Home Bargains and Next Home . The scheme occupies a very strategic location with excellent road links and is adjacent to additional retail occupiers .



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#### TENURE

Term	Negotiable
Rent	£30,000 per annum exclusive
Repairs / Insurance	Effective full repairing and insuring lease terms
Service Charge	£1,236

#### RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value is £23,900. The rate in the £ for 2019/20 is £0.5825 therefore the estimated rates payable for 2019/20 is £13,922.

#### VAT

All prices are quoted exclusive of VAT, which may be payable.

#### ACCOMMODATION

1,500 sq ft.

Currently fitted out to include a sales area with part suspended ceiling with integrated lighting, goods in the area and staff amenity block.

#### Energy Performance Certificate

Northern Ireland

Non-Domestic Building

Unit 11  
Damolly Retail Park  
Armagh Road  
NEWRY  
BT35 6PR

Certificate Reference Number:  
0950-4930-0344-4000-2020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

115

This is how energy efficient the building is.

#### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 139  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 201.46  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

#### Benchmarks

Buildings similar to this one could have rating as follows:  
33 If newly built  
102 If typical of the existing stock



## CONTACT US

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