



60 HILL STREET, NEWRY, BT34 1BE



Summary

- Situated in an extremely prominent City Centre location.
- Excellent commercial / retail premises finished to a high specification.
- Suitable for a variety of potential uses subject to any statutory planning consents.
- Surrounding occupiers include First Derivatives, Thompsons Travel, Superdrug, Menary's & Supervalu etc.

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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).

The City is served by excellent transport links and is strategically located just off the A1 dual carriageway from Belfast connecting to the M1 motorway heading south to Dublin.

The subject property is situated in an extremely prominent location fronting onto Hill Street, one of Newry's busiest thoroughfares, within close proximity of the new First Derivatives HQ, Thompsons Travel, Superdrug, Menary's & Supervalu.

Description

The subject property forms part of three storey commercial premises, where the first and second floors are currently let on lease. The property comprises a spacious open plan shop floor, suitable for a range of potential uses, subject to any statutory planning consents.

Formerly occupied by the Money Shop, the premises is finished to a high standard throughout to include a large glazed shop front, suspended ceiling with recessed lighting, air-conditioning, plastered & painted wall finishes and first floor staff kitchen facilities.

Accommodation

The approximate net internal areas are as follows:-

Ground Floor	1,049 sq ft	97.45 sq m
First Floor	121 sq ft	11.24 sq m
Total	1,170 sq ft	108.69 sq m

Rent

Inviting offers in the region of £15,000 Per Annum.

Lease

Length of lease by negotiation.

Rates

NAV: £15,400.00

Rate in £ (2019-2020): 0.582503

Rates Payable: £8,970.55 per annum

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Service Charge

Tenant responsible for payment of a service charge to cover the Landlord's outgoings in connection with maintaining and repairing the exterior of the building, insurance and agent's management fees. Agent's management fees are calculated at 5% of the annual rent plus VAT.

Repairs

Tenant responsible for interior repairs to include the shopfront.

VAT

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

Viewing

Strictly by appointment with the joint letting agents.

Frazer Kidd

T: 028 9023 3111

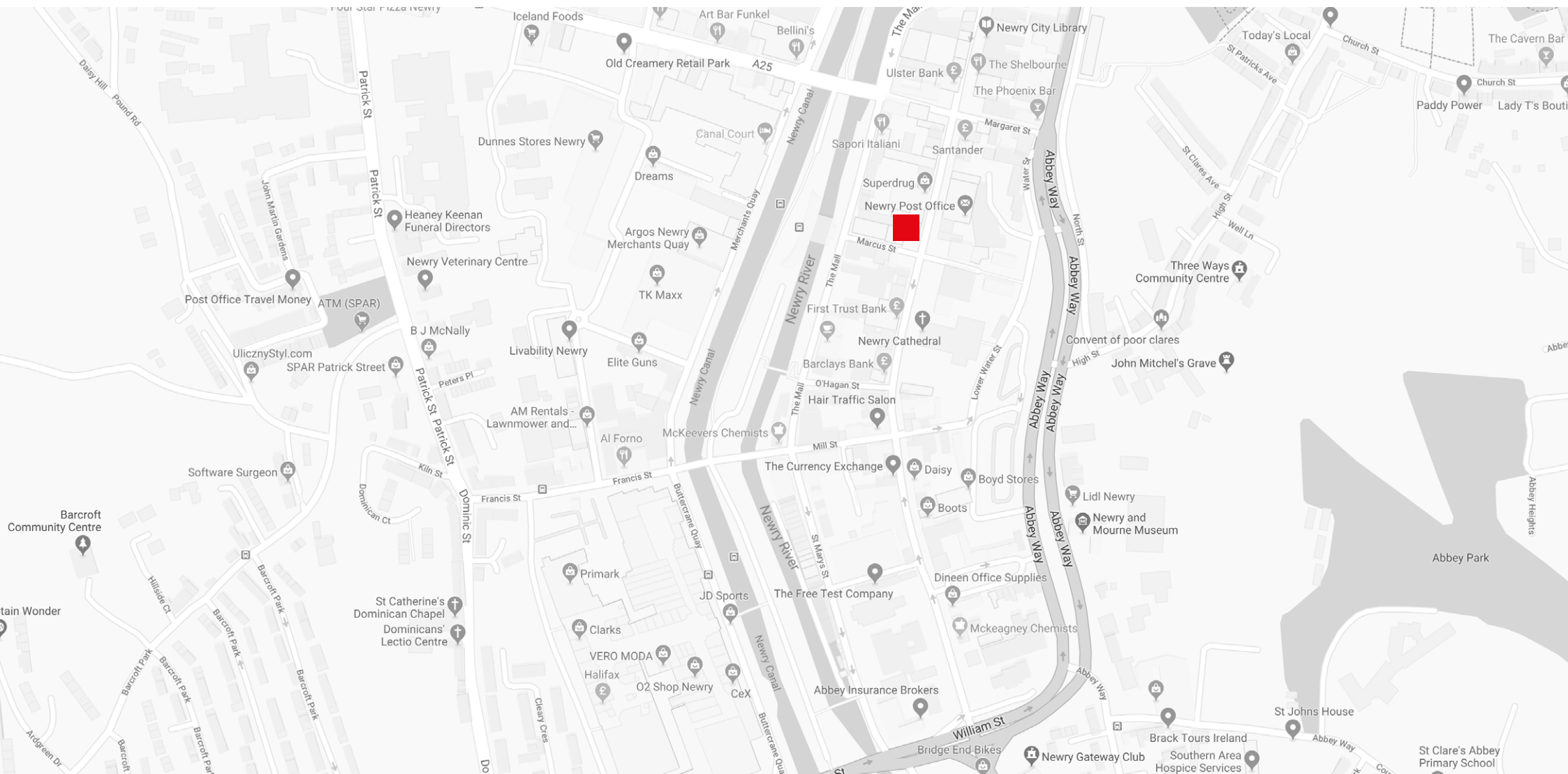
E: mail@frazerkidd.co.uk

Best Property Services

T: 028 3026 6811

E: info@bestpropertyservices.com

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For further information please contact:



Brian Kidd
M: 07885 739063
E: bkidd@frazerkidd.co.uk

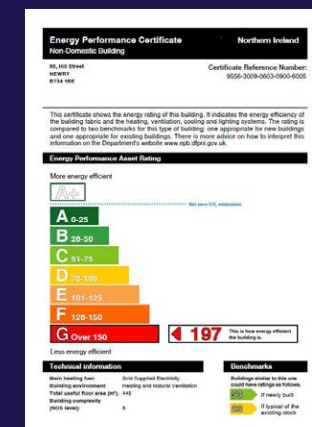
Neil Mellon
M: 07957 388147
E: nmellon@frazerkidd.co.uk

Telfair House,
87/89 Victoria Street,
Belfast, BT1 4PB
T: 028 9023 3111
F: 028 9024 4859
E: mail@frazerkidd.co.uk
W: www.frazerkidd.co.uk



Gerard Kelly
M: 07796947736
E: Gerard@bestpropertyservices.com

EPC



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