

To Let

Prime Retail Unit

**Unit 2, 38-40 Merchants Quay,
Newry, BT35 6AH**

finch[®]



Prime **Retail Unit**

Ground Floor: 6,431 Sq Ft

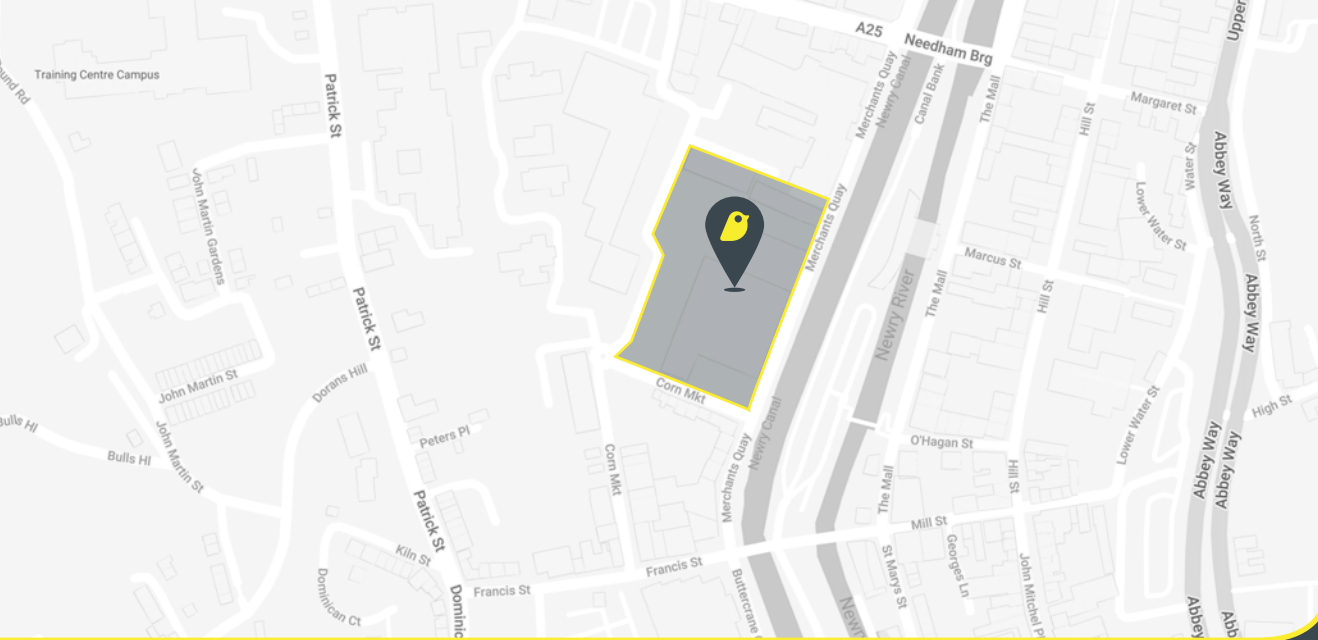
First Floor: 3,762 Sq Ft

Location

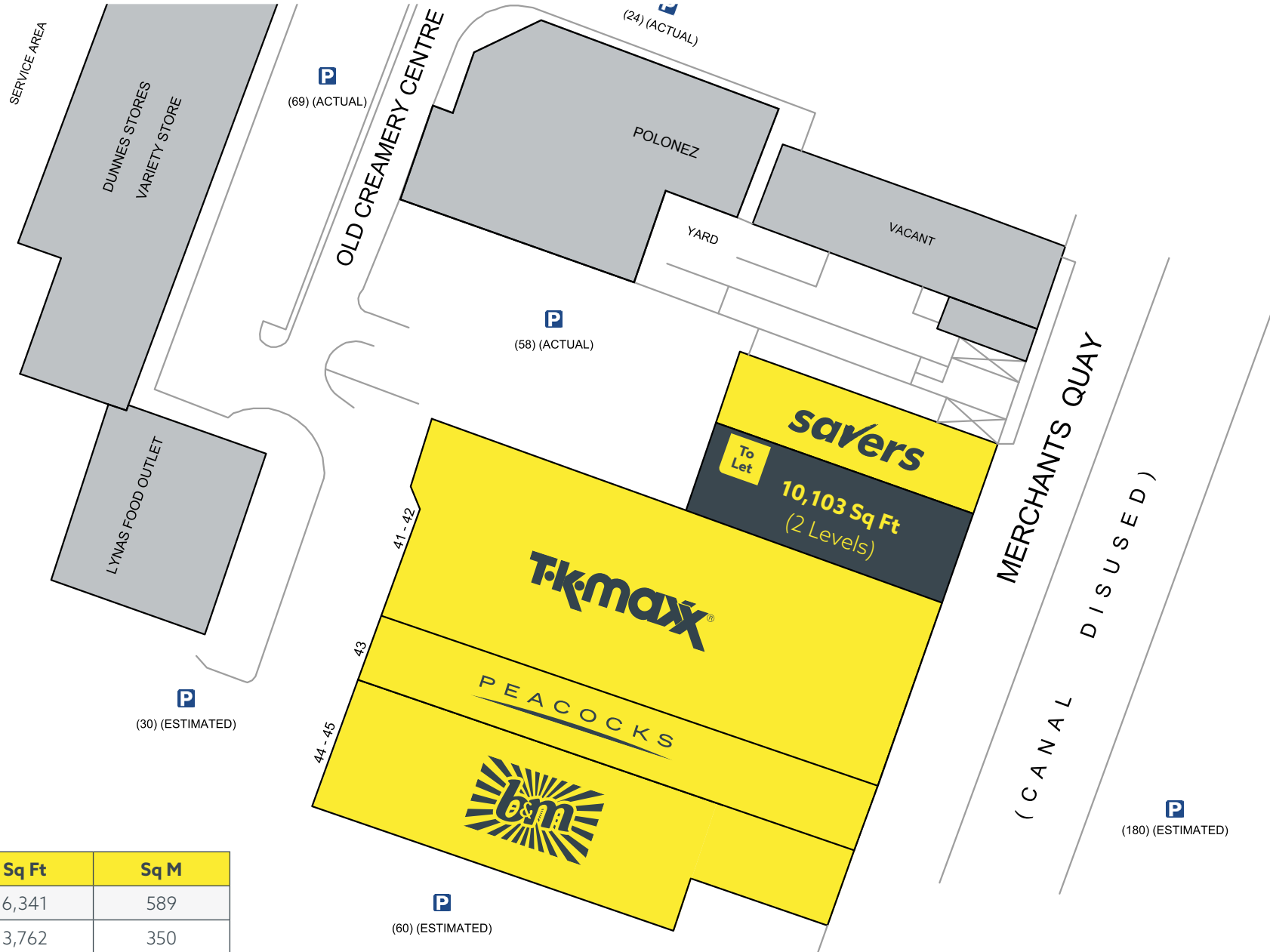
The property is located within the very busy Merchants Quay Retail Park area in the centre of Newry, directly adjacent to the Old Creamery Retail Park and a short distance from the Buttercrane and Quays shopping centres.

Neighbouring occupiers include TK Maxx, Dunnes Stores, Peacocks, B&M, Lynas Foods, Polonez, Boyle Bingo, Iceland. Other major footfall drivers in the immediate vicinity are Canal Court Hotel, Newry Health Village and the Southern Regional College campus.

The city of Newry is considered to be the 'Gateway City' between Northern Ireland and the Republic and is strategically located approximately 39 miles south of Belfast and 67 miles north of Dublin.



Floor	Sq Ft	Sq M
Ground	6,341	589
Mezzanine	3,762	350
	10,103	939



Merchant's Quay



5
Units



50,950
Sq Ft



110
Parking Spaces



Lease & Rent

Term: **10 Years**

Rent: **£74,700** per annum exclusive

Rates

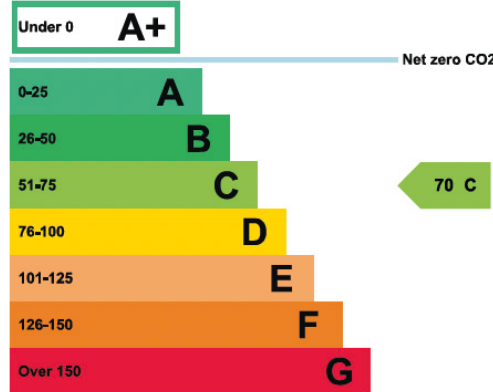
NAV: **£74,700.00**

Rate in the £ 25/26: **0.600784**

Rates Payable 25/26: **£44,878.56**

EPC 70 - C

The property's energy rating is C



Contact

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Service Charge

Tenant responsible for a fair proportion of the service charge which covers the cost of external repairs, maintenance and cleaning of common areas and management fees currently estimated at £14,459.78 plus VAT for the current year.

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