



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

RETAIL / OFFICE ACCOMMODATION



TO LET

City Centre Retail / Office Unit

Ground Floor	c. 471 sq ft
First Floor	c. 432 sq ft
Total	c. 903 sq ft

2 Marcus Street
Newry
Co Down
BT34 1AZ



- This property comprises a modern, open plan ground floor unit, suitable for either retail or office use (subject to any planning or other consents which may be required), together with a further office at 1st floor level
- Excellent location just off Newry's main retailing pitch
- The unit is ready for immediate occupation



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The subject property is located on Marcus Street just off Hill Street, the city's main retailing pitch, and only a few minutes walk from The Quays and Buttercrane Shopping Centres.

Neighbouring occupiers include Nationwide, First Derivatives, Menary's and Danske Bank.

There is ample car parking available in the immediate area.

DESCRIPTION

The premises comprise a modern, open plan ground floor unit, suitable for either retail or office use (subject to any planning or other consents which may be required), together with a further office at 1st floor. The unit also benefits from Kitchenette Area, Disabled WC facility, Storage space, carpeted floors, plastered & painted walls, suspended ceilings with recessed lighting; aluminium shop front and external roller shutter.

ACCOMMODATION

Ground Floor	c.471 sq ft + WC
First Floor	c.432 sq ft
Total	c. 903 sq ft

LEASE

Internal Repairing & Insuring lease terms—length of lease by negotiation

RENTAL

£6,500 per annum exclusive

SERVICE CHARGE

A service charge will be payable to cover landlord's insurance premium, repairs and maintenance of common areas etc.



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RATES

We are advised by Land & Property Services of the following:

Net Annual Value: £7,300 per annum

Rate in the £: £0.515209 (2020/21)

Estimated rates payable : £3,762 per annum (2020/2021)

The property may be eligible for a 20% Small Business Rates Relief which would reduce the rates payable figure to £3,010.

Interested parties are advised to make their own enquiries in relation to rates.

VAT

Prices, outgoing and rentals are exclusive of but may be liable to Value Added Tax.

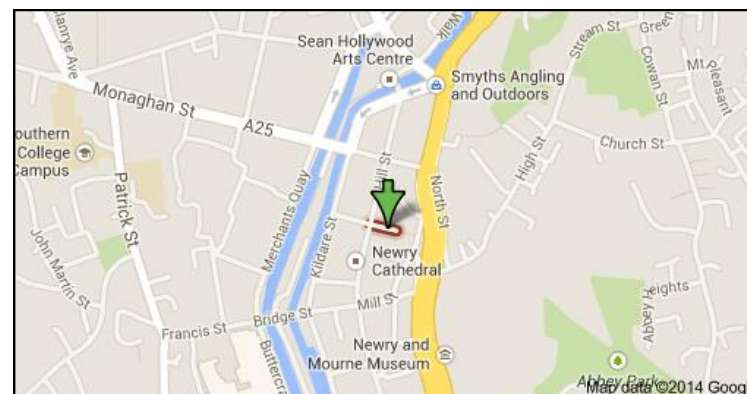
EPC

The property has an energy rating of E111.

Full certificates can be made available upon request.



LOCATION MAP



VIEWING ARRANGEMENTS

Viewing is strictly by appointment through the agents
McConnell Chartered Surveyors:

Contact: Philip Culbert

Tel: 02890 205900

Email: philip.culbert@mcconnellproperty.com

Web: www.mcconnellproperty.com