

3 Railway Avenue  
NEWRY BT35 6BA

**shooter**  
property services



## Commercial Retail / Office Unit

THIS PREMISES ENJOYS A PROMINENT LOCATION IN THE HEART OF NEWRY'S RETAIL SECTOR ON RAILWAY AVENUE LOCATED JUST OFF MONAGHAN STREET. IT IS CLOSE TO THE SOUTHERN REGIONAL CAMPUS AND DAISY HILL HOSPITAL. THE UNIT COMPRISES THREE SEPARATE AREAS; STORE FRONT, PREP AREA AND STORAGE ROOM. ACCESS AVAILABLE TO FIRST FLOOR W.C.S. G.I.A APPROXIMATELY 316 SQ. FT. (29.3 SQM). CALL THE AGENT NOW AS HIGH INTEREST IS EXPECTED.

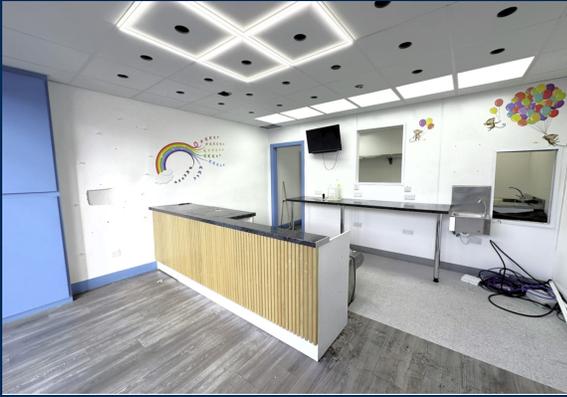
**High Profile Location**

# To Let

circa. 316 sqm

29.3 sq. ft.

**£10,000**  
PER CALENDAR YEAR

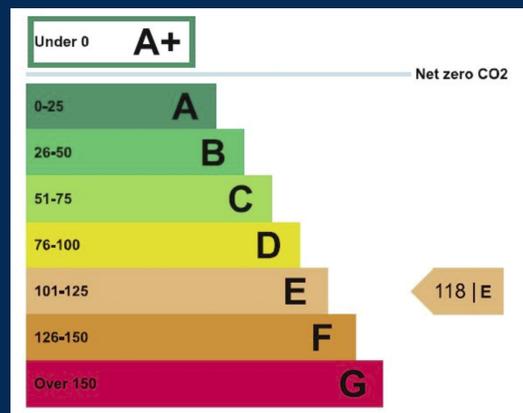


## Commercial Unit

- \* Fully Glazed Frontage
- \* Steel Roller Shutter Doors
- \* Suitable for a Variety of Uses (subject to usual approvals)
- \* G.I.A approximately 316 sq. ft. (29.3 sqm)
- \* Access to First Floor W.Cs
- \* Flexible Lease Terms Negotiable
- \* Rent £10,000 per annum
- \* NAV: £4,950

REF: 4010

**Further Information:**  
 Christopher Boyce MRICS  
[christopher@shooter.co.uk](mailto:christopher@shooter.co.uk)  
 Please call (028) 3026 0565  
 Mon – Fri 9am to 5.30 pm  
 Sat 9.30am to 12 noon



NEWRY  
 82 Hill Street  
 Newry  
 BT34 1BE  
 028 30260565

[newry@shooter.co.uk](mailto:newry@shooter.co.uk)



**Note:** These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

