



(028) 3026 6811

G/23/018

TO LET

2C MONAGHAN STREET  
NEWRY  
CO DOWN  
BT35 6AA



RETAIL PREMISES TO LET C. 19M2

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INVESTOR IN PEOPLE

## LOCATION AND DESCRIPTION

Newry is a rapidly expanding city within the Newry and Mourne council area, which has a population of approximately 87,000 persons. The city has a strategic location c37 miles south of Belfast via the M1 motorway and c66 miles north of Dublin.

The subject property is located fronting Monaghan Street, one of the main thoroughfares in Newry city centre. This area has seen a lot of commercial activity in recent years and has become a thriving area within the city. Nearby occupiers include Grounded, Canal Court Hotel, Friar Tucks and Bellinis. The unit would suit a variety of retail/office type uses.

## ACCOMMODATION

The accommodation is provided at ground floor only.

Open Plan Retail/Office area, W/C  
NIA – 19sqm (204sqft)

## LEASE DETAILS

Length of lease negotiable. Tenant responsible for repairs, rates and building insurance.

## GUIDE RENT

£6,500 PA excl.

## NAV

We are advised that the NAV of the property is £4,500. Rate in the £ for 2022/2023 is £0.5152.

## EPC

F-133

## V.A.T.

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

## VIEWING

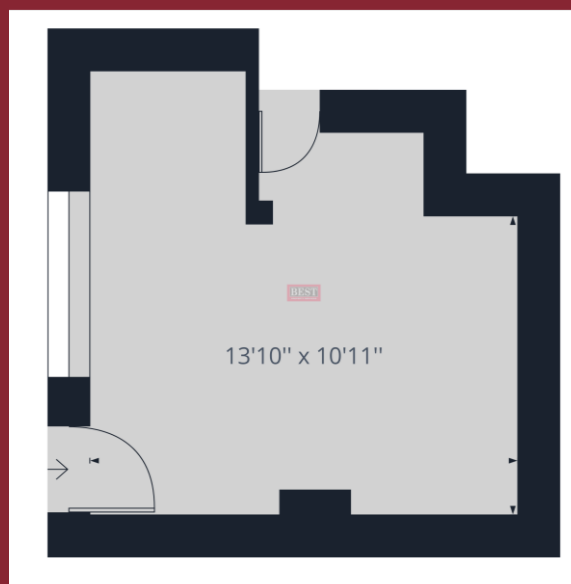
For further information and Viewing Arrangements please contact:

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**BEST PROPERTY SERVICES (N.I.) LTD**  
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