



(028) 3026 6811

G/25/012

TO LET

Unit 3 & 4
34 Merchants Quay
Newry
BT35 6AL



RETAIL UNIT LOCATED IN NEWRY CITY CENTRE
(1540 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Newry is situated approximately 34 miles from Belfast and 66 miles from Dublin.
- Ground floor retail unit (possible to split units)
- Other nearby occupiers include The Canal Court Hotel, Therapie clinic and Grounded Café.

ACCOMMODATION

Unit 3 – 765 SQFT NIA

Retail area

Changing room

Strore

W/C

Unit 4 - 775 SQFT NIA

Retail area

Changing room

Kitchenette

W/C

KEY FEATURES

- On street parking
- Air-conditioned heating system
- Disabled access with disabled W/C

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£27,500 + VAT

VAT

Outgoings rents and prices are exclusive of but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is: £21,400

The commercial rate in the pound for 2024/25 is £0.5805.

Rates payable are approx. £12,422 per annum



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

EPC

C – 60 - <https://find-energy-certificate.service.gov.uk/energy-certificate/7289-8697-6792-7587-6561>

VIEWING

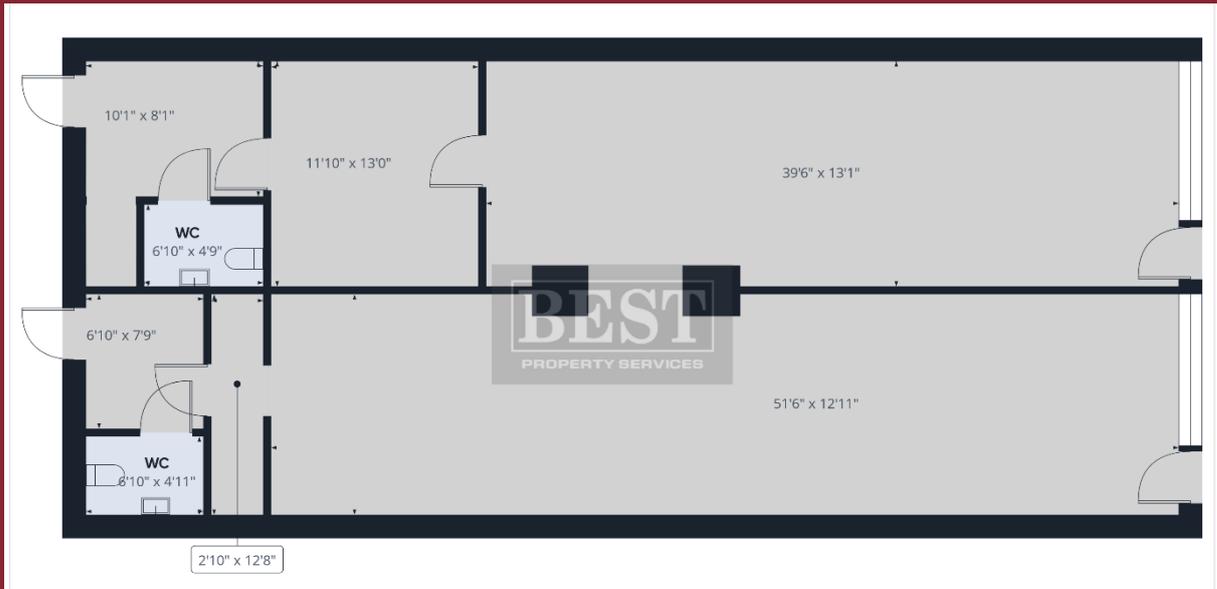
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