



(028) 3026 6811

G/25/039

TO LET

12 Margaret Street  
Newry  
BT34 1DF



TWO STOREY RETAIL PREMISES LOCATED IN CITY CENTRE  
(664 SQFT NIA)

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RICS



INVESTOR IN PEOPLE

## LOCATION

- Newry is situated approximately 34 miles from Belfast and 66 miles from Dublin.
- Other nearby occupiers include The Shelbourne, City Sips, and the Newry Reporter.

## ACCOMMODATION

Ground Floor – 317 SQFT NIA

Retail Area

Kitchenette

First Floor – 346 SQFT NIA

Hallway

W/C

2 Offices

W/C

## KEY FEATURES

- On street car parking
- Electric roller shutter

## LEASE TERMS

Minimum 3-year lease

## GUIDE RENT

£10,000 per annum

## 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: £5,450

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

Rates payable are approx. £3,163 per annum

## EPC

E – 117 - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD  
108 HILL STREET, NEWRY,  
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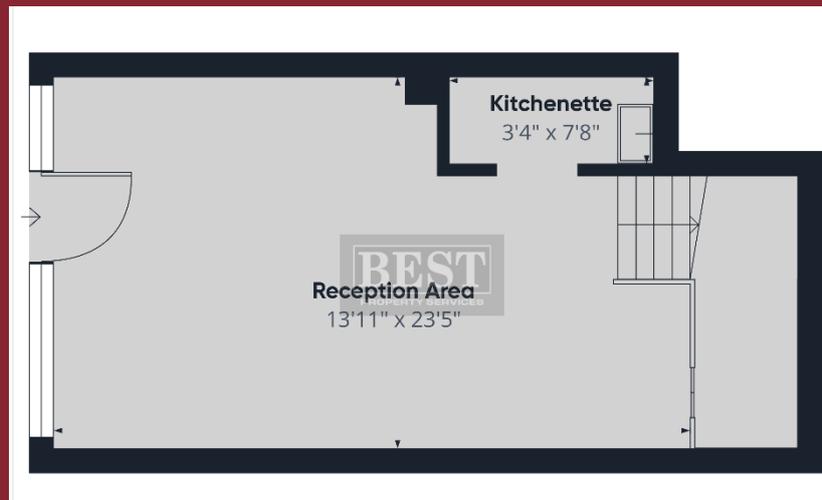
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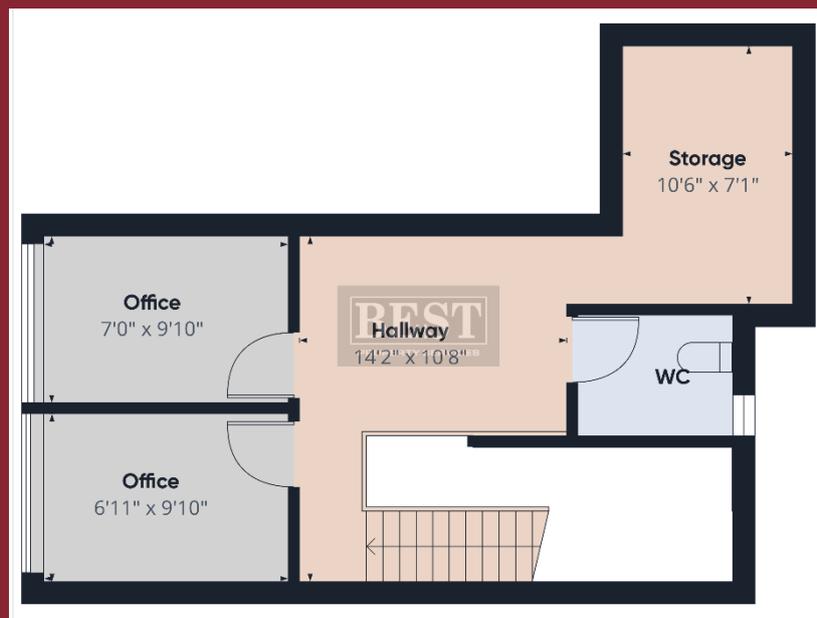
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## GROUND FLOOR



## FIRST FLOOR



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