



(028) 3026 6811

G/25/038

TO LET

21 Hill Street
Newry
BT34 1JE



HIGH SPECIFICATION MIXED USE UNIT IN CITY CENTRE
(1,360 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located on Hill Street in Newry City Centre
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Ground floor mixed use premises with a first-floor office / store
- On street parking available
- Other nearby occupiers include JV Kelly, Café Krem, Bennets Jewellers and Mortgage Solutions.

ACCOMMODATION

Ground Floor – 1,191 SQFT NIA

Open Plan Retail Area

Store

Disabled W/C

First Floor – 169 SQFT NIA

Office / Store

KEY FEATURES

- Electric Roller Shutter
- High Specification recently refurbished to a high standard
- Air-conditioned unit

LEASE TERMS

Minimum 3-year lease

GUIDE RENT

£15,000 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: £11,100

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

Rates payable are approx. £6,443 per annum

EPC

E – 106 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0997-2429-7230-7700-6603>



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

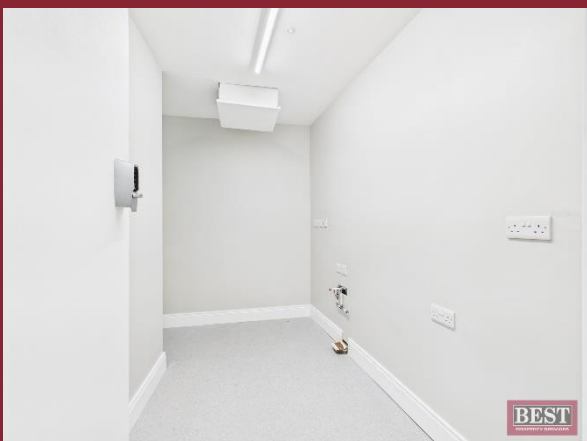
These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must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

VIEWING

Gerard Kelly
Ryan McBride

07796947736

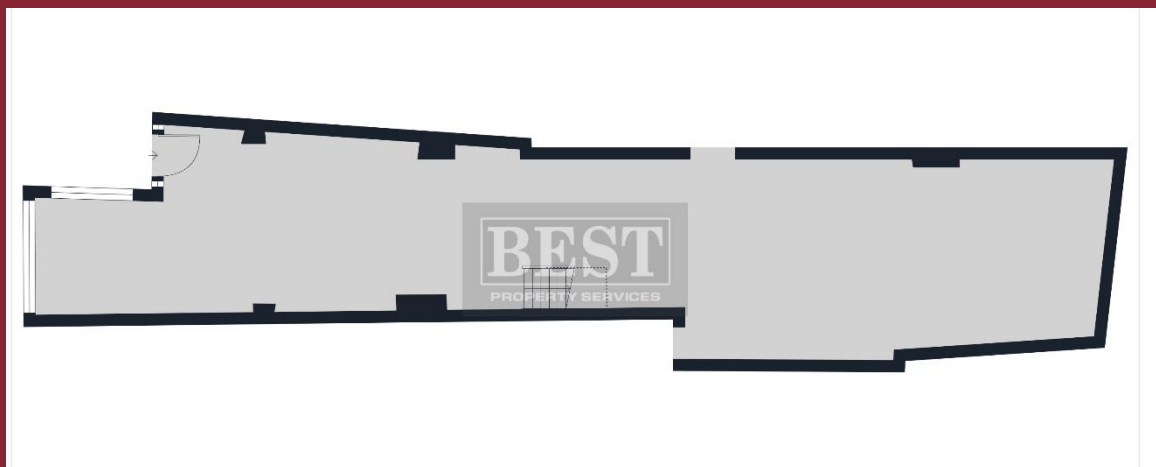
gerard@bestproperty-services.com
ryan@bestproperty-services.com



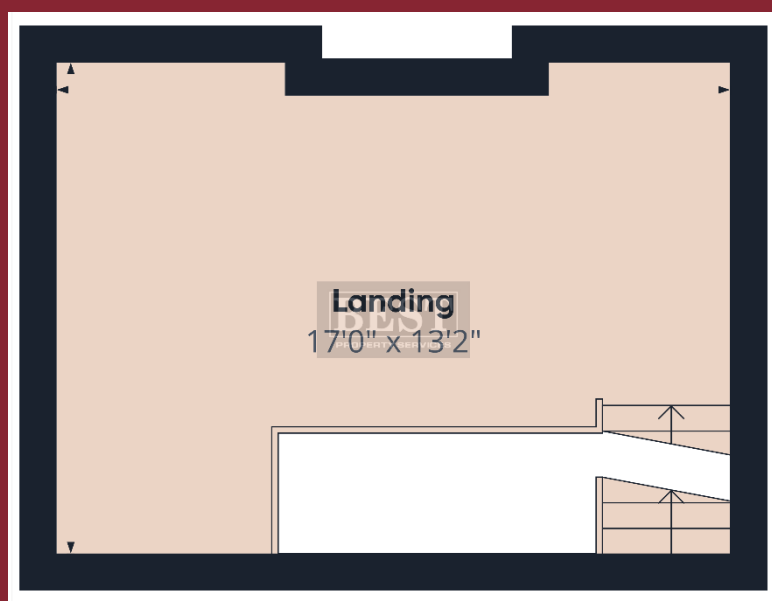
BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestproperty-services.com

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.

GROUND FLOOR



FIRST FLOOR



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.