



(028) 3026 6811

G/23/109

FOR SALE/TO LEASE

1 Sugarhouse Quay
Newry



APPROXIMATELY 3,086 SQFT NIA
RETAIL/OFFICE ACCOMODATION
OVER 3 FLOORS

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

Newry is strategically located on the economic corridor between Dublin – Belfast with a district population in excess of 90,000 people. Newry has experienced considerable expansion in recent times and has become one of the country's foremost shopping destinations. This property is located in a well-established commercial area in the city centre.

ACCOMMODATION

1

Ground Floor-	817 SQFT
First Floor-	483 SQFT
Guide Rent -	£8,500 per annum

1A

Ground Floor-	584 SQFT
First Floor-	349 SQFT
Guide Rent -	£6,500 per annum

1B

First Floor-	436 SQFT
Second Floor-	419 SQFT
Guide Rent -	£4,500 per annum

SALE GUIDE PRICE

POA

VAT

Outgoings are inclusive but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is: £8,250.
The commercial rate in the pound for 2024/25 is £0.5805.

SOLICITORS DETAILS

Mc Namee Mc Donnell
10 New street
Newry



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

D99 – further details available on request.

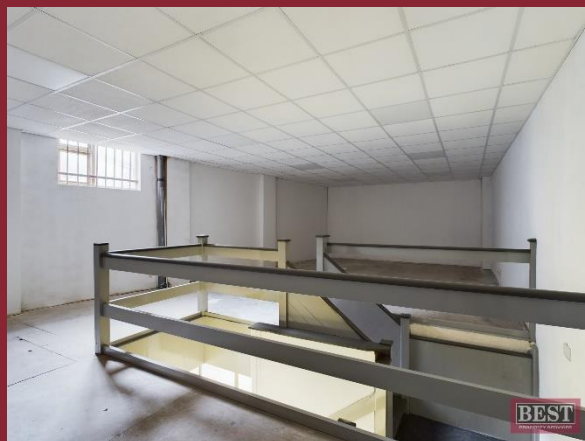
VIEWING

Gerard Kelly
Ryan McBride

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ryan@bestproperty-services.com

Unit 1



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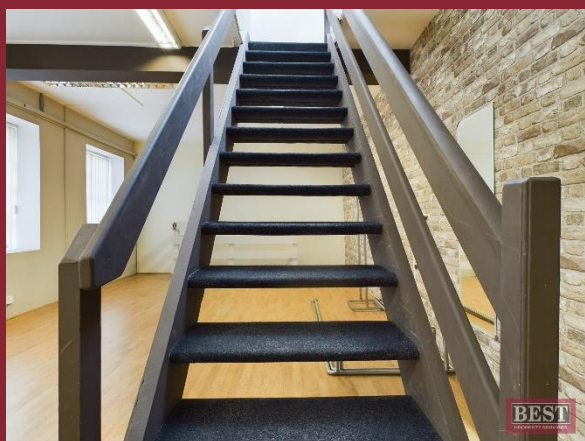
Unit 1A



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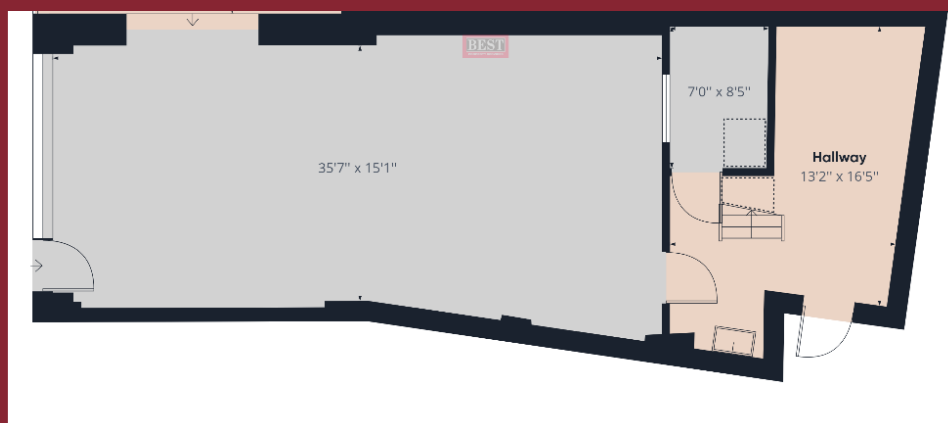
Unit 1B



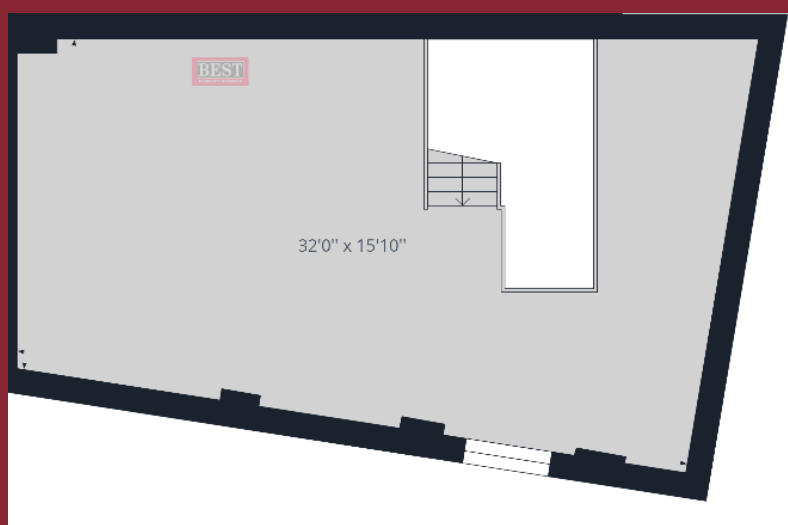
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Unit 1 – Ground Floor



Unit 1 – First Floor



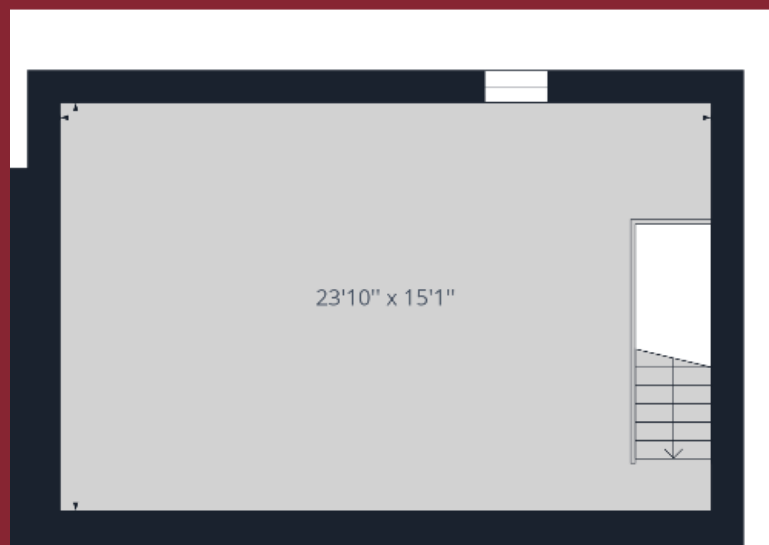
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Unit 1A Ground Floor



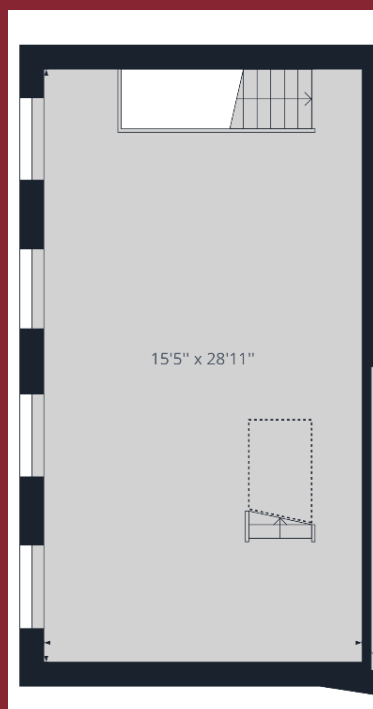
Unit 1A – First Floor



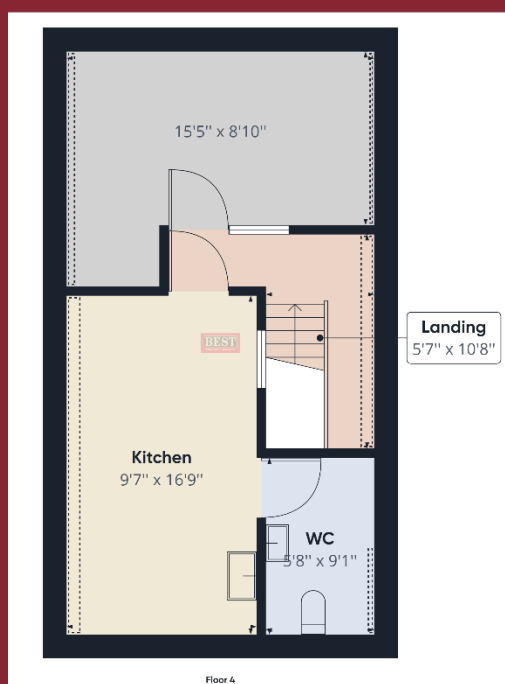
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Unit 1B – First Floor



Unit 1B - Second Floor



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