



(028) 3026 6811

G/16/056

TO LET

**'CUSTOM HOUSE'
23 MERCHANTS QUAY,
NEWRY,
BT35 6AH**



**EXCELLENT OPPORTUNITY TO ESTABLISH RETAIL/OFFICE
PREMISES IN THE HEART OF NEWRY CITY**

C. 1,020 – 5,255 SQ.FT

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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.

Custom House is located in the heart of the City overlooking Newry Canal. This area benefits from high volumes of vehicular and pedestrian traffic. The entire area has benefitted from the recently completed Newry Canal Redevelopment Scheme within excess £2.5 Million of public realm works being undertaken.

DESCRIPTION

- Custom House comprises of a striking three storey mixed use commercial building with extensive onsite parking.
- Ground floor comprises of 5 No Retail/Business Units with Planning Permission for Restaurant/food use in 2 units.
- First floor is occupied by South Down Dental Clinic with complementary medical & facial aesthetics treatments.



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
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AVAILABLE ACCOMMODATION

Ground Floor:	Retail Unit 3	NIA	2,100 sqft
	Business Unit 4	NIA	1,140 sqft
	Business Unit 5	NIA	1,020 sqft

First Floor: Entire floor occupied by South Down Dental Surgery / Ancillary uses

Second Floor: Apartments

SPECIFICATION

The units will be plastered, ceilings installed, and disabled w/c provided. Services will be provided to a connection point to allow tenants to carry out their own internal fit out.

RENT

Current Availability: Ground Floor -	Unit 3	£30,000 + VAT
	Unit 4	£12,000 + VAT
	Unit 5	£12,000 + VAT

LEASE TERMS

Length of lease negotiable (min 5 years). Tenant responsible for repair, rates and insurance. A service charge will be levied to cover communal areas.

N.A.V

The N.A.V is £34,800 for Unit 1 and £14,600 for Unit 2

The current rate of £ in 2022/23 is £0.5518

VAT

VAT is applicable on the rent.

VIEWING

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