



(028) 3026 6811

G/25/073

FOR SALE

43 - 45 Monaghan Street
Newry
BT35 6AY



PROMINENT COMMERCIAL PROPERTY
LOCATED IN CITY CENTRE
(1,472 SQFT NIA)

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RICS



INVESTOR IN PEOPLE

LOCATION & DESCRIPTION

- Located on Monaghan Street in Newry City Centre
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin
- Other nearby occupiers include McParlands Hardware, Hughes Bookmakers and Iceland.
- Three storey mid terrace premises with attic space

ACCOMMODATION

Ground floor – 788 SQFT NIA

Reception

3 Offices

External – Enclosed rear yard

First Floor – 568 SQFT NIA

Store

3 Offices

Second Floor – 116 SQFT NIA

Kitchenette

2 W/Cs

GUIDE PRICE

£150,000

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: £8,950

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

Rates payable are approx. £5,195 per annum

EPC

D – 76 - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
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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.



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