

Prominent Retail Unit In
A New Build Scheme

30 MONAGHAN STREET,
NEWRY, BT35 6AA

CONTACT

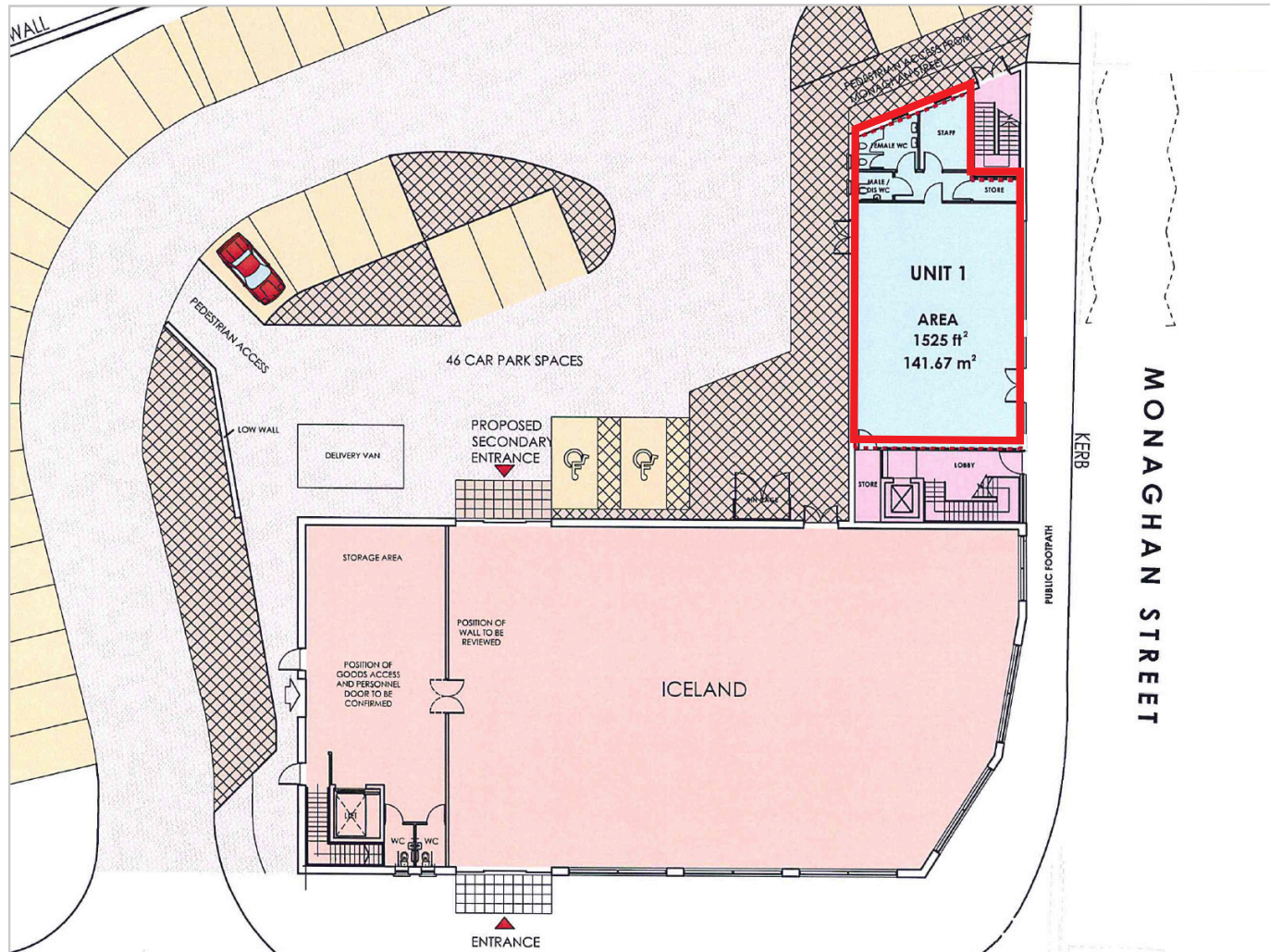
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BRIEF

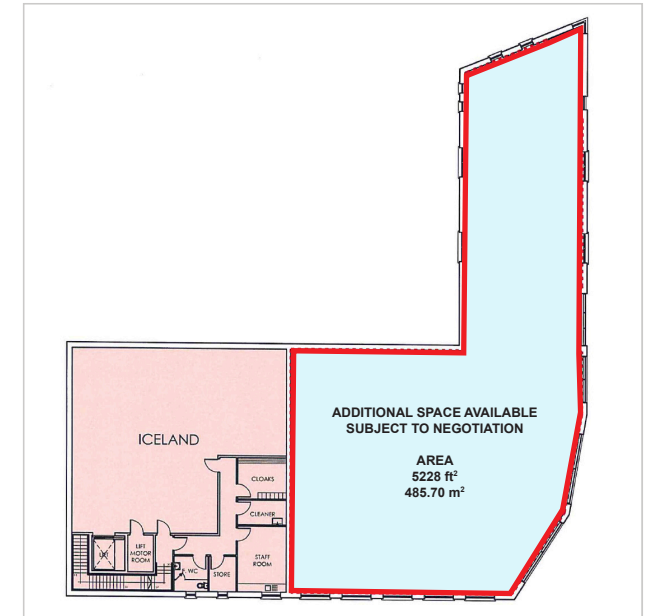
- New build scheme comprising a mix of office and retail space
- Prime location on the fringe of the City Centre
- Available retail accommodation of between 1,525 and 6,753 sq ft
- 46 on-site car parking spaces
- Suitable for a variety of uses (subject to planning)
- Delivery expected in Q3 of 2017



GROUND FLOOR



FIRST FLOOR



ACCOMMODATION

GROUND FLOOR 1,525 Sq ft

FIRST FLOOR UP TO 5,228 Sq ft

GALLERY



LOCATION MAP



LEASE TERMS

Rent £17.50 psf

Term Subject to negotiation

RATES

Upon completion of construction an assessment for rating purposes will be carried out.

SERVICE CHARGE

A service charge will be levied to cover a pro-rata proportion of the Landlord's cost of external repairs and maintenance and upkeep of common areas, an estimate of this cost is available upon request.

VAT

All prices stated, outgoings and rentals are exclusive of, but may be liable to VAT

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