# Lisney

**TO LET** 

Prominent Retail Unit In A New Build Scheme

30 MONAGHAN STREET, NEWRY, BT35 6AA



### **CONTACT**

Andrew Knox or Nicky Finnieston 028 9050 1501 aknox@lisney.com nfinnieston@lisney.com

#### **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

#### **LOCATION**

Newry occupies a strategic location between Belfast and Dublin, c. 37 miles south west of Belfast.

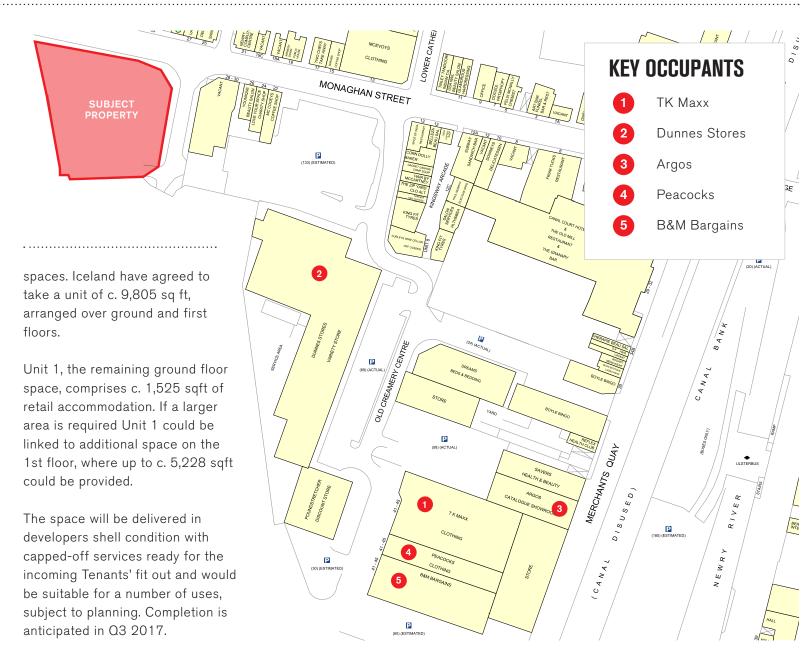
The City has the benefit of excellent communication links due to its location on the main A1 Dual Carriageway which serves as the key link between Dublin and Belfast.

The subject property is located in a highly prominent location on Monaghan Street, a busy thoroughfare linking Newry City Centre to the A1 Dual Carriageway.

The surrounding area comprises a wide range of occupiers and use types, including; Southern Regional College, Newry Health Village and Newry Sports Centre, as well as numerous national and local retailers. Notable nearby retailers include; TK Maxx, Dunnes Stores, Argos, Peacocks and B&M Bargains.

#### **DESCRIPTION**

The subject property is a new build scheme providing a total of c. 16,558 sq ft of office and retail space over two storeys, as well as 46 car parking

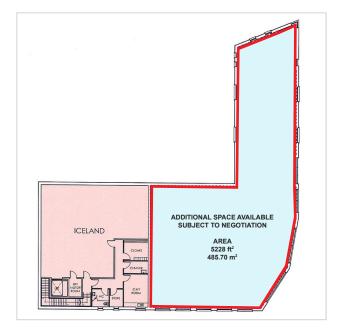


**WWW.LISNEY.COM** 

# **GROUND FLOOR**

# **UNIT 1** AREA 1525 ft<sup>2</sup> 46 CAR PARK SPACES 141.67 m<sup>2</sup> MONAG PROPOSED SECONDAR' ENTRANCE DELIVERY VAN D Z S POSITION OF WALL TO BE REVIEWED 70 m **ICELAND** ENTRANCE

# FIRST FLOOR



# **ACCOMMODATION**

**GROUND FLOOR** 1,525 Sq ft

FIRST FLOOR UP TO 5,228 Sq ft

# **GALLERY**

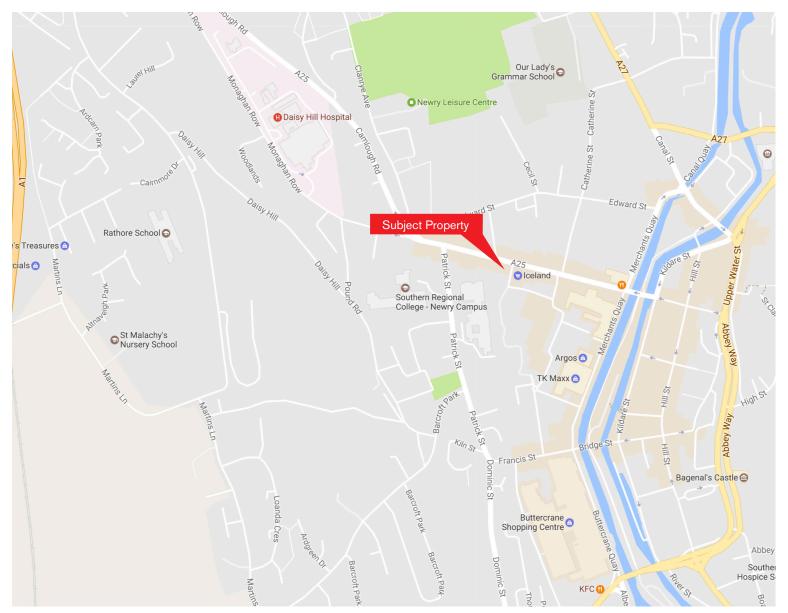








## **LOCATION MAP**



### **LEASE TERMS**

**Rent** £17.50 psf

rm 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

### **CONTACT**

Andrew Knox or Nicky Finnieston 028 9050 1501 aknox@lisney.com nfinnieston@lisney.com

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.