



G/16/100

(028) 3026 6811

INVESTMENT OPPORTUNITY  
8 & 8A MARCUS SQUARE  
HILL STREET  
NEWRY



PROMINENT CITY CENTRE INVESTMENT OPPORTUNITY  
(TENANT NOT AFFECTED)

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INVESTOR IN PEOPLE



## LOCATION

Newry, designated a city in 2002 is strategically located on the economic corridor between Northern Ireland and the Republic of Ireland located approximately 38 miles south of Belfast and approximately 60 miles north of Dublin.

With a district population in excess of 90,000 people and benefiting from excellent transport links to the North and South of Ireland Leading to substantial cross border trade, Newry has experienced considerable expansion over recent years and is one of the country's foremost shopping destinations with an array of traditional independent traders and multi-national retailers in various retail schemes across the city to include The Quays Shopping Centre, Buttercrane Shopping Centre, Damolly Retail Park and Merchants Quay Retail Park.

The property occupies an excellent site in the middle of Newry City Centre with entrances at both Marcus Street and Hill Street.

Other occupiers in this location include Thomas Cook, Dunnes Stores, Danske Bank, Supervalu and the Translink bus station.

## ACCOMMODATION

### Ground Floor:

Retail Area	-	NIA 379.0m <sup>2</sup>	(4,090sqft)
Storage Area	-	NIA 127.83m <sup>2</sup>	(1,100sqft)

Storage Area (First Floor)	-	NIA 88.08m <sup>2</sup>	( 948sqft)
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### First Floor:

Storage	-	NIA 128.34m <sup>2</sup>	(1,381sqft)
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### Second Floor:

Storage	-	NIA 120.34m <sup>2</sup>	(1,295sqft)
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## LEASE DETAILS

Tenant	-	Menarys
Lease Expiry	-	September 2021
Passing Rent	-	£40,000 per Annum

The property is tenanted by Menarys which was founded in 1923. Following rapid expansion in the 1980's and 90's, Menarys now have 17 Menarys and Tempest stores, one store Support Centre and more than 360 members of staff.



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
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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.

## **GUIDE PRICE**

Offers in the Region of £420,000

## **NAV**

No 8 - We are verbally advised that the NAV is £40,200. The commercial rate in the £ for 2016/2017 is £0.56.

No 8A - We are verbally advised that the NAV is £1,650. The commercial rate in the £ for 2016/2017 is £0.56.

## **EPC**

Please contact the agent.

## **VENDORS SOLICITOR**

McShane & Co, 34 Hill Street, Newry, Co Down.

## **VAT**

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

## **VIEWING**

Strictly by appointment.

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