



(028) 3026 6811

G/15/070

TO LET

41A MONAGHAN STREET
NEWRY
CO DOWN
BT35 6AY



MODERN FIRST AND SECOND FLOOR OFFICES

www.bestproperty-services.com



LOCATION AND DESCRIPTION

These premises are prominently situated fronting Monaghan Street in Newry City Centre. This is one of Newry's main commercial thoroughfares and benefits from a significant volumes of vehicular and pedestrian traffic.

ACCOMMODATION

First Floor

Office No 1	Approximate NIA	22sqm (236sqft)
Office No 2	Approximate NIA	9.5sqm (102sqft)
Separate W/C Kitchen Area		

Second Floor

Office No 3	Approximate NIA	15sqm (16sqft)
	Total NIA	46.5m ² (500sqft)

LEASE DETAILS

Length of lease negotiable. Tenant responsible for repairs, rates and building insurance together with normal tenant outgoings.

GUIDE RENT

£115/Week excl.

N.A.V

Net Annual Value £3,000. Annual Rate in £ for 2019/2020 is £0.58. Rates payable approximately £1,750PA.

EPC

E124

V.A.T

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

VIEWING

Strictly by appointment with selling agents.

For further details contact:

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