



(028) 3026 6811

P018

TO LET
'RIVERHOUSE'
41 THE MALL
NEWRY



EXCELLENT CITY CENTRE
OFFICES GROUND & SECOND FLOOR

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INVESTOR IN PEOPLE



LOCATION

Newry is a rapidly expanding city within the Newry and Mourne council area which has a population of approximately 87,000 persons. The city has a strategic location c 37 miles south of Belfast via the M1 motorway and c 66 miles north of Dublin.

The subject property occupies a highly visible position fronting The Mall in Newry City Centre.

This location is suitable for a wide range of office type uses (subject to planning).

This area experiences high levels of vehicular and pedestrian traffic and represents an excellent opportunity to lease office accommodation in a City Centre location.

ACCOMMODATION

Ground Floor:

- Office area
- Tea Bay
- W/C

Total Approximate NIFA 66.33 sqm (713.97sqft)

Second Floor:

- 3 No offices
- Kitchen area
- Toilet facilities
- Landing area

Total Approximate NIFA 67.3 sqm (724 sqft)

GUIDE RENT

Ground Floor: - £8,250 per annum

Second Floor - £6,000 per annum

LEASE TERMS

Length of Lease negotiable.

Effective full repairing and insurance lease.

OTHER DETAILS

- Lift Serviced
- Full disabled access
- A service charge will be levied for the upkeep of communal areas, building insurance etc.
- Suspended ceilings
- Electric storage heating

VAT

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

NAV

Ground Floor £8,450
Second Floor £7,600

The commercial rate in the £ for 2019/2020 is £0.58

EPC

D-96

VIEWING

Strictly by appointment with:

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