

# FOR SALE / TO LET

## Retail Opportunity

**CBRE** | **NI**

PART OF THE CBRE AFFILIATE NETWORK

Lambert  
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**BAGNALLS RETAIL PARK, 24-36 CASTLE STREET,  
NEWRY, BT34 2BY**

Exciting Commercial Opportunity  
Approximately 13,466 sq.ft.

## Location

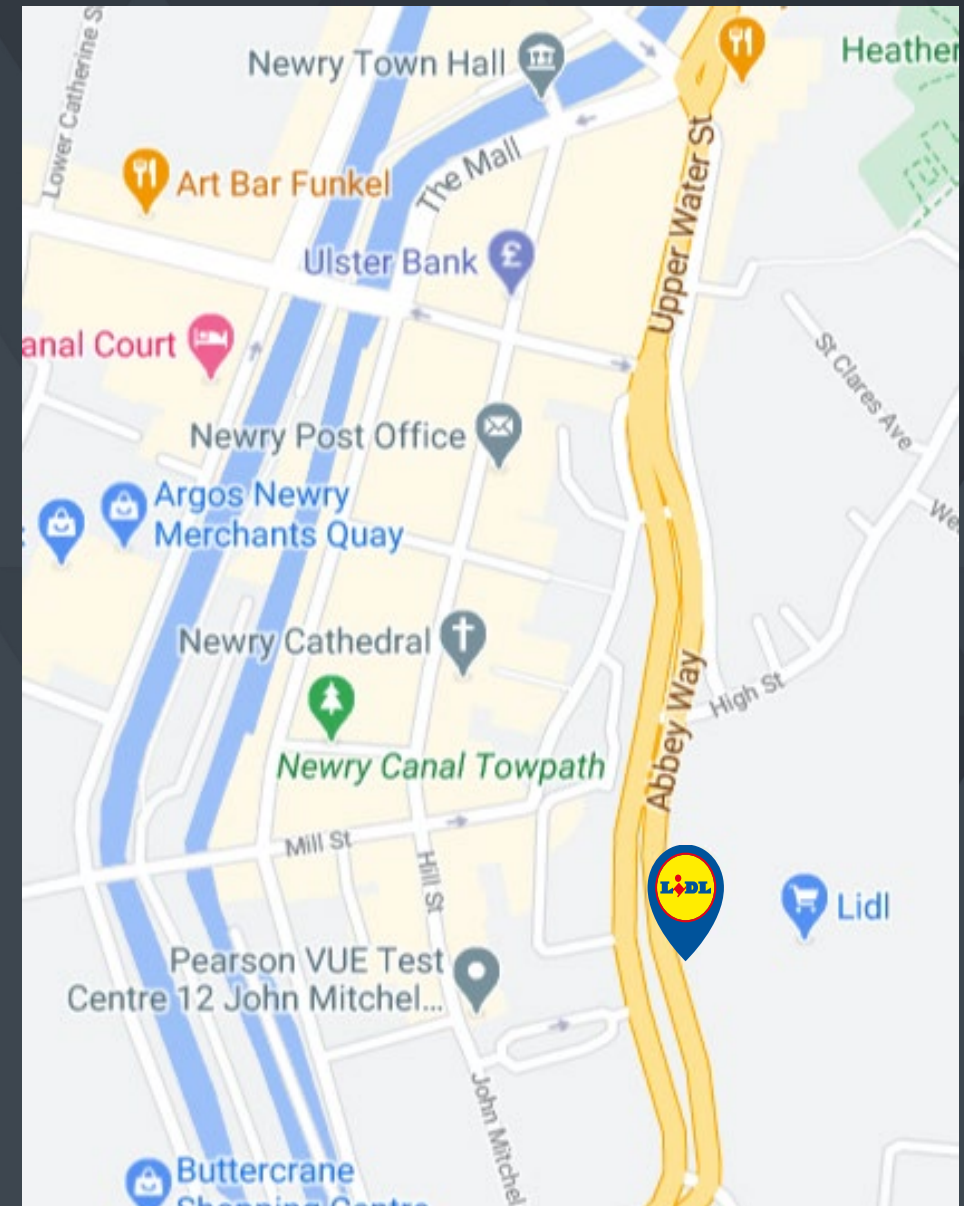
The city of Newry is located on the border with the Republic of Ireland, approximately 40 miles south of Belfast and 60 miles north of Dublin. Newry, Mourne and Down Borough Council has a population of 179,000 people. The premises occupies a prominent position on Castle Street in the city centre adjacent to Bagenal's Castle and is within close proximity to The Quays and Buttercrane Shopping Centres.

## Key Benefits

- Prominent position
- On site Car Parking (124 spaces)
- Purpose built unit totalling 13,466 sq ft
- Suitable for a variety of uses subject to planning

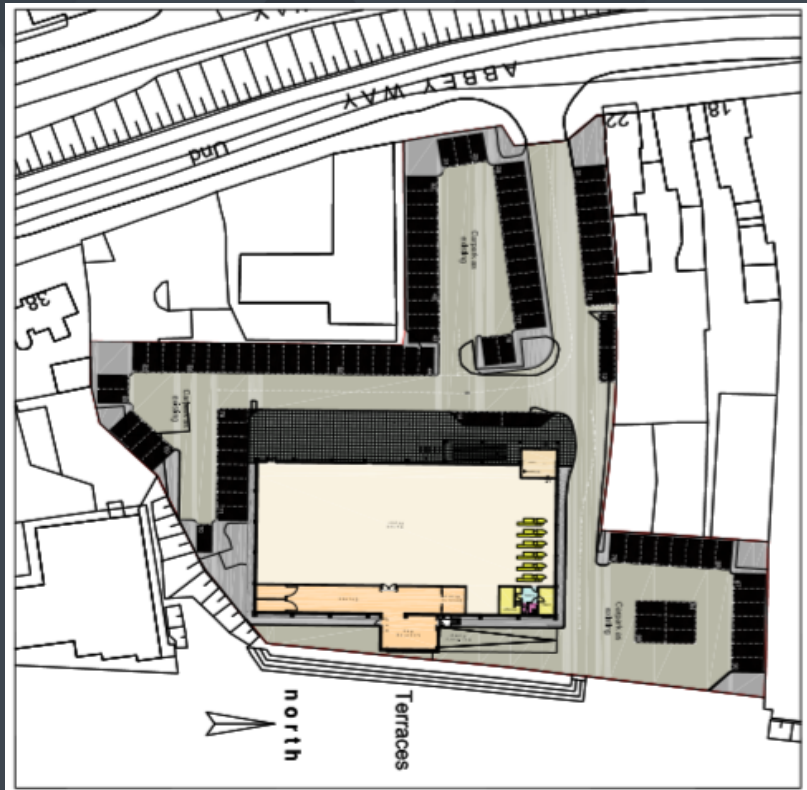
## Description

The subject premises comprises a 13,466 sq.ft modern purpose-built Lidl store with a sales floor of 10,731 sq.ft sales floor, 124 car parking spaces and servicing facilities and should be capable of occupation in September 2021 following Lidl's relocation. The premises are also suitable for showroom, health and beauty and medical uses, subject to any necessary planning consent.



## Accommodation

Bagnalls Retail Park, 24-36 Castle Street, Newry		
Sales	10,732 Sq. ft	997 Sq. M
Ancillary	2,734 Sq. ft	254 Sq. M
Total	13,466 sq. ft.	1,251 sq.M



Copy Floor plans are available upon request.  
Image for identification purposes only.

## LEASE & SALE DETAILS

On application.

## VAT

All prices, charges and outgoings are quoted exclusive of, but may be liable to Value Added Tax at the prevailing rate.

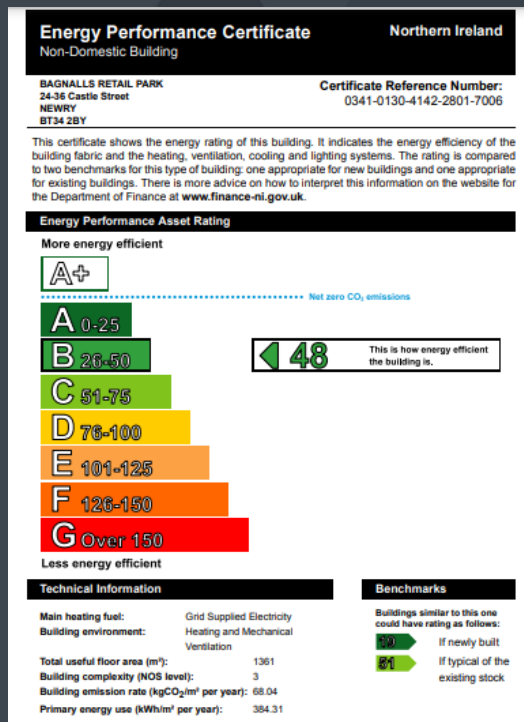
## Rates Payable

We have been advised by Land and Property Services that the rateable value is £161,500 . The rate poundage for 2020/21 is £0.515209 therefore the rates payable for the current year are £83,206.25.

## Information & Contact

### EPC

The building has been rated as B-48 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



### Contact

**Stephen Smith**

T: 0797 6523 666

E: [Stephen.smith@cbreni.com](mailto:Stephen.smith@cbreni.com)

**Andrew Coggins**

T: 07468 697290

E: [andrew.coggins@cbreni.com](mailto:andrew.coggins@cbreni.com)

#### CBRE NI

The Linenhall  
32-38 Linenhall Street  
Belfast, BT2 8BG

T: 028 9043 8555

W: [www.cbreni.com](http://www.cbreni.com)



@CBRE\_NI

**Gary Martin**

T: 028 9032 7954

E: [gmartin@lsh.ie](mailto:gmartin@lsh.ie)

**Tom Donnan**

T: 028 9026 9238

E: [tdonnan@lsh.ie](mailto:tdonnan@lsh.ie)

#### Lambert Smith Hampton

Clarence House  
4-10 May Street  
Belfast, BT1 4NJ

T: 028 9032 7954

W: [www.lsh.co.uk](http://www.lsh.co.uk)



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