



DS/16/003 - F

(028) 3026 6811

FOR SALE

41 - 43 LOWER MILL STREET
NEWRY
CO DOWN
BT34 1AG



REDEVELOPMENT OPPORTUNITY

C. 3,131sqft

www.bestpropertyservices.com



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.

Mill Street is situated in the heart of Newry City. This substantial commercial property occupies a prominent position fronting Lower Mill Street, in proximity to the Buttercrane Shopping Centre and Hill Street, Newry's main commercial thoroughfare. Nearby occupiers include Boyles Bookmakers, Louis Boyd Clothing, Dunnes Stores and numerous other long established retailers.

ACCOMMODATION

The property comprises a three storey building with the potential for redevelopment.

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition, all areas being approximate.

No 41 -

Ground Floor - Extends to NIA 65 m² (700sqft)

No 43

Ground Floor - Extends to NIA 57.38m² (620ft²)

No 43 A -

First Floor - Reception/Admin Office, Three No Offices
NIA 92.5m² (995sqft)

Second Floor - Two No Offices, Kitchen, Ladies/Gents
NIA 75.8 m² (816sqft)

Total - 290m² (3,131sqft)

Outside - Enclosed Yard



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
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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.

RATES

We have been advised by Land and Property Services of the following: -

No 41	-	£9,350
No 43A	-	£6,900
No 43B	-	£10,300

Rate in the £ for 2016/2017 is £0.547.

TITLE

It is assumed that the property is held by way of a freehold title.

VENDOR'S SOLICITORS

Mills Selig, 21 Arthur Street, Belfast, BT1 4GA

V.A.T

All prices quoted are exclusive of and may be liable to VAT.

GUIDE PRICE

£45,000

EPC

Please contact the agent.

VIEWING

Strictly by appointment.

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