



(028) 3026 6811

G/25/033

TO LET

44A Church Street
Warrenpoint
BT34 3HN



RETAIL / OFFICE UNIT LOCATED IN TOWN CENTRE
(620 SQFT NIA)

www.bestpropertyservices.com



INVESTOR IN PEOPLE

LOCATION

- Located in Warrenpoint town centre fronting Church Street.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Nearby occupiers include Superdrug, Adrian Markey Accountants and Warrenpoint Dental Practice.

ACCOMMODATION

Ground Floor – 620 SQFT
Open plan retail/office area
Kitchenette
Disabled W/C

LEASE TERMS

Negotiable

GUIDE RENT

£7,200 per annum

VAT

Outgoings rents and prices are exclusive of but may be liable to VAT

NAV

We are verbally advised that the NAV of the property is: £4,500

The commercial rate in the pound for 2024/25 is £0.5805.

Rates payable are approx. £2,612.40 per annum

<https://valuationservices.finance-ni.gov.uk/Property/Details?propertyid=57810>

EPC

E – 104 - <https://find-energy-certificate.service.gov.uk/energy-certificate/4481-9828-2548-2411-1882>

VIEWING

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BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
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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.



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FLOORPLAN



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