

## 26 Boat Street, Newry, County Down, BT34 2DB



**Guide Price £190,000**

New to the Market!

26 Boat Street presents a unique opportunity to acquire a mixed use property comprising a ground floor commercial premises, spacious residential accommodation above and a garage. Ideally positioned in a highly convenient location, the property offers excellent potential for a range of uses, subject to the necessary approvals.

While requiring modernisation and refurbishment throughout, the property offers generous accommodation and represents an ideal project for investors, developers, or owner occupiers seeking to create a bespoke home and business space.

The residential accommodation is accessed via a separate entrance hall with tiled flooring and staircase leading to the first floor accommodation. Upstairs, the property comprises a bright front-facing lounge, fitted kitchen with upper and lower level units, three well-proportioned bedrooms, two benefiting from built-in storage, and a family bathroom fitted with a three-piece suite and shower over bath. Additional features include a hotpress housing the gas boiler, access to roofspace from the hallway, and double glazed windows throughout.

The ground floor commercial premises is accessed via an entrance hallway leading into the main bar area, complete with feature fireplace. To the rear is a smaller lounge area together with access to the garage/store. Male and female toilet facilities are provided, along with rear access from the bar area.

Externally, the property benefits from a paved parking area to the front with paved walkways to both sides. There is also a small parcel of land to the side of the building, together with an enclosed paved yard to the rear and extensive garden ground beyond, offering excellent outdoor space and further potential.

This is a rare opportunity to purchase a substantial property with endless potential in a convenient and central setting.

Early viewing is highly recommended!

- Mixed-Use Property with Commercial Bar Premises, Residential Accommodation and Garage
- Conveniently located in Newry City Centre
- Spacious Three Bedroomed Living Accommodation with Separate Access
- Ground floor Commercial Premises
- Paved Parking Area and Garage to Front
- Block Built Shed to the Rear, Yard and Extensive Garden Ground
- Gas Fired Central Heating and PVC Double Glazing
- Superb Investment or Redevelopment Opportunity (Subject to Planning)



# Floorplan



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
1860 ft<sup>2</sup>

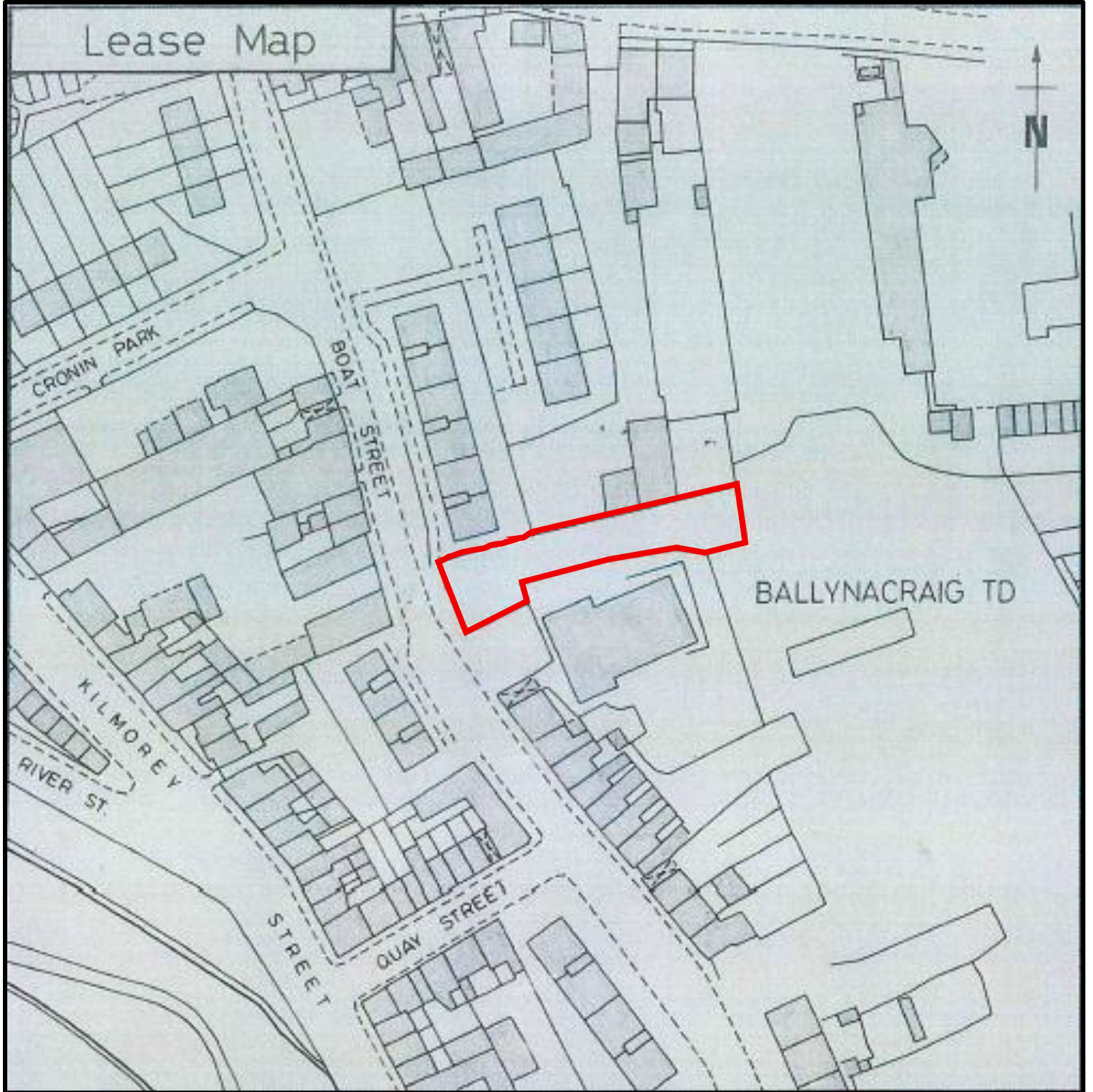
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Lease Map



BALLYNACRAIG TD

CROWIN PARK

BOAT STREET

KILMOREY

RIVER ST.

STREET

QUAY STREET



## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing:

By appointment only

Our Office is Open 6 days a week  
Monday, Wednesday & Thursday  
Tuesday  
Friday  
Saturday

### Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Best Property Services Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

### Intending Purchasers

To assist you in your decision to move we will be pleased to call and advise you with regard to the value of your existing property without obligation. We are also in a position to introduce you to an independent Financial Advisor in respect of arranging a mortgage for this property – please contact us for details.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Best Property Services nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

We reserve the right to conclude the sale of this property via the “Best and Final Offers” process. For more information please speak to an agent.

### REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you.

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract. Photographs are reproduced for



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