

FOR SALE

28 Hill Street, Newry, BT34 1AR



Outstanding Development Opportunity

Property Highlights

- Excellent opportunity to acquire a former Dunnes Stores supermarket in a prime city centre location.
- Extensive frontage to Hill Street, O'Hagan Street and The Mall.
- Extending to c.29,935 sq.ft. (2,781 sqm) on a site of c.0.4 acres (0.16 ha).
- Suitable for mixed use development (subject to planning).

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Location

The city of Newry is a thriving regional hub located on the border with the Republic of Ireland, approximately 40 miles south of Belfast and 60 miles north of Dublin with a borough population of c.179,000 people and c.1.3 million people within a 25 minute drive time.

It is served by excellent transport links and is strategically located just off the A1 dual carriageway from Belfast connecting to the M1 motorway heading south to Dublin.

Description

The property comprises a former supermarket with extensive upper floor office and storage accommodation, which is centrally located on Hill Street, the city's primary high street retailing location, with nearby occupiers including Barclays Bank, Boyle Sports, TUI and Menarys.

It benefits from extremely prominent frontages to Hill Street, O'Hagan Street and The Mall, and is in close proximity to the recently completed First Derivatives hub in Marcus Square and the c.20,000 sq.ft. mixed use redevelopment of the former Post Office premises in Hill Street.

The existing supermarket, stores and ancillary offices are arranged over ground, first and second floors, providing the following approximate areas:

Description	Sq Ft	Sq M
Frontage to Hill Street	62	18.9
Ground Floor	12,551	1,166
First Floor	12,045	1,119
Second Floor	5,339	496
Total	29,935	2,781

Title

Assumed Freehold / Long Leasehold.

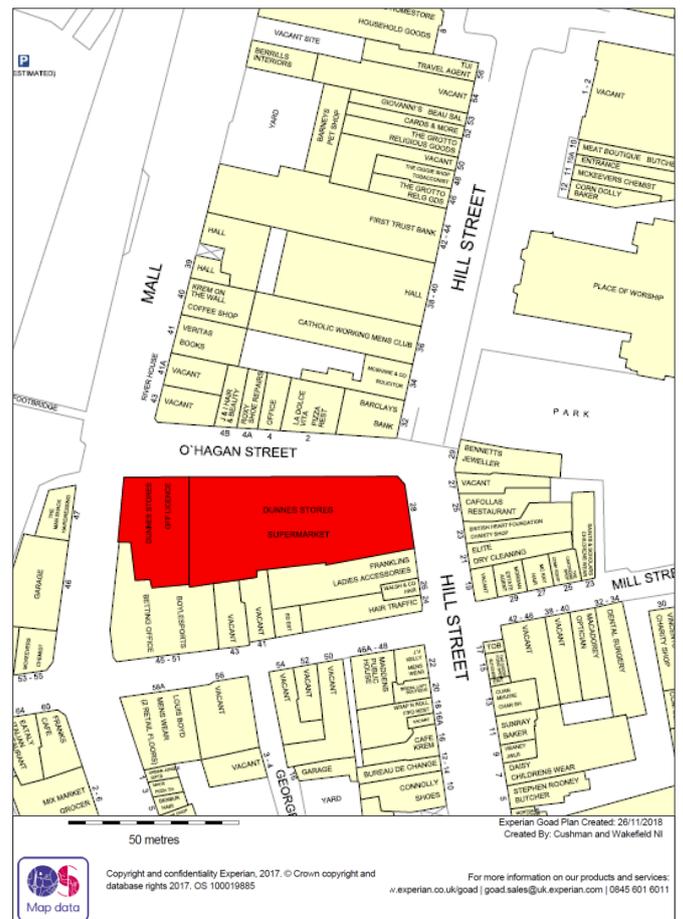
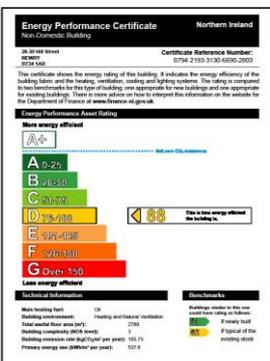
Price

Offers in excess of £500,000 exclusive, subject to contract.

VAT

The purchaser is liable for any VAT if applicable on the sale.

EPC



Not to Scale/For Indicative Purposes Only

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