



**disney boyd**  
**TO LET**  
Retail Unit  
Approx. 4068 Sq.Ft.  
(1378m<sup>2</sup>)  
Tel: 0289 5083 3233

**FOR SALE**  
SUBSTANTIAL  
PROPERTY  
c. 727 sq.m  
(7,810 sq.ft.)  
**McKIBBIN**  
90 500 100

**shooter**  
property services  
Est. 1863  
Selling or Renting,  
Talk to the Local Experts  
[www.shooter.co.uk](http://www.shooter.co.uk)

**shooter**  
property services

**POLONEZ WE HAVE MOVED**  
NEW LOCATION UNIT 1 CREAMY CENTRE, 36C MERCHANTS QUAY



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

**For Sale Commercial Investment**  
**with Redevelopment Potential**

80 Hill Street, Newry, BT34 1BE

## SUMMARY

- Extensive redevelopment opportunity comprising
- Prime border location with access to Belfast and Dublin via the M1
- Ground floor shop currently let at £16,000 per annum

## LOCATION

Prime location in Newry City's main shopping thoroughfare where nearby retailers include Superdrug, Menary's, Hallmark, Supervalu, Outdoor Active outlet, Harry Corry Interiors, Tui Travel Agents, Around a Pound, Jack Murphy Jewellers and Cahill Brothers Footwear. The Quays and Buttercrane Shopping Centres are in close proximity.

Newry has a population of 30,000 (2011 Census) with a catchment population of 55,000 people within a 15 minute drive time. It is situated approximately 35 miles south of Belfast and 4 miles from the border and therefore enjoys a large cross border trade.

## DESCRIPTION

The property comprises a ground floor shop retail unit which is currently let, together with vacant upper floor commercial/storage premises with separate own door access from Hill Street.

In addition, there is a fire escape access from ground floor level to the rear of the property, leading to The Mall.

The ground floor shop premises comprises approximately 181 m<sup>2</sup> (1,950 ft<sup>2</sup>) and is let for 5 years from September 2023 at an annual rent of £16,000 exclusive.

The extensive upper floors (separately accessed from Hill Street also) have not been occupied for in excess of 15 years and require substantial refurbishment.

However, all the various roofs of the upper floors were re-roofed in 2012.

The upper floors would be suitable for refurbishment to offices or conversion to residential accommodation, subject to obtaining the relevant planning permission.



**For Sale** Commercial Investment  
with Redevelopment Potential  
80 Hill Street, Newry, BT34 1BE

**McKIBBIN**  
COMMERCIAL  
**028 90 500 100**

## ACCOMMODATION

Description	Sq M	Sq Ft
GROUND FLOOR		
Frontage to Hill Street	6.66	2,110
Sales Area	140.0	1,507
Store	25.0	270
Kitchen	15.6	168
Toilet accommodation Lobby and rear fire escape corridor to the Mall		
<b>NIA Ground Floor</b>	<b>180.6</b>	<b>1,945</b>
Entrance hallway leading to:		
FIRST FLOOR – FRONT SECTION 4 no. rooms	60.29	649
FIRST FLOOR – MIDDLE & REAR SECTION 5 no. rooms	185.49	1,995
WC's located to the rear and on first floor landing		
SECOND FLOOR – FRONT SECTION 3 no. rooms	72.10	776
SECOND FLOOR – REAR SECTION 4 no. rooms	121.91	1,312
THIRD FLOOR – FRONT SECTION 3 no. rooms	68.94	742
THIRD FLOOR – REAR SECTION 3 no. rooms	38.18	411
<b>NIA Upper Floors</b>	<b>546.91</b>	<b>5,885</b>
<b>NIA ENTIRE BUILDING</b>	<b>727.51</b>	<b>7,830</b>

Note: On a Leasehold basis, the Landlord may give consideration to sub-dividing the site, based on individual requirements.

## LEASE DETAILS

Ground Floor let for 5 years from September 2023 at an annual rent of £16,000 exclusive.

## SALES DETAILS

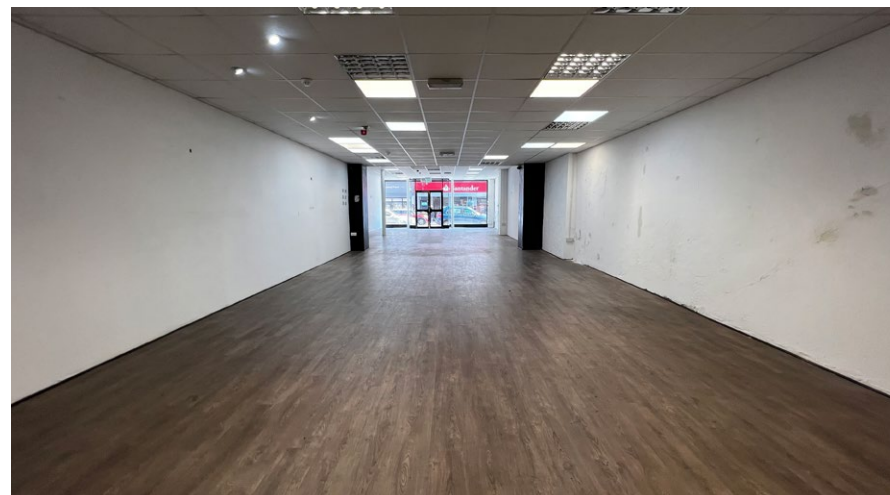
Offers in the region of £250,000.

## TITLE

80 & 80a Hill Street, Newry is registered Freehold under Folio DW170278 – Good Fee Farm Grant Title.

## VAT

We understand the property is registered for VAT and accordingly, VAT will be charged on the sale price and any other outgoings.



**For Sale** Commercial Investment  
with Redevelopment Potential

80 Hill Street, Newry, BT34 1BE

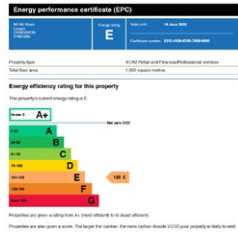


**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## EPC



## CONTACT

For further information or to arrange a viewing contact joint agents:

**Scott Lawther**

sl@mckibbin.co.uk

**McKibbin Commercial Property Consultants**

Chartered Surveyors

Callender House, 58-60 Upper Arthur Street, Belfast BT1 4GJ

02890 500 100

property@mckibbin.co.uk

www.mckibbin.co.uk

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

