



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


McKIBBIN
COMMERCIAL
028 90 500 100

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 m² (1,950 ft²) 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.

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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		
NIA Ground Floor	180.6	1,945
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
NIA Upper Floors	546.91	5,885
NIA ENTIRE BUILDING	727.51	7,830

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

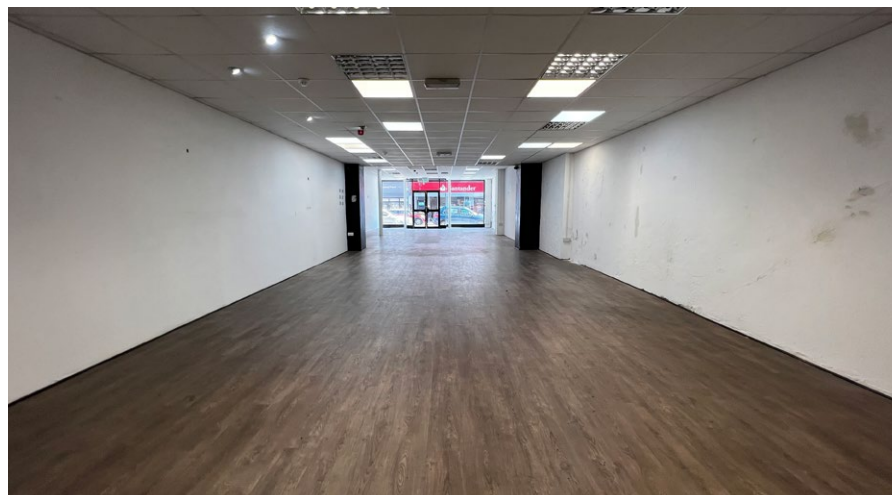
Offers in the region of £250,000.

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.

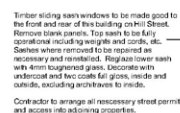


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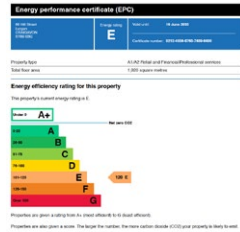
For indicative purposes only.
Not To Scale.



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EPC



CONTACT

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

Ben Escott

be@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

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