



(028) 3026 6811

G/23/104

FOR SALE
(Due to owners' retirement)
1 Church Square
Rathfriland
BT34 5PT



**TAKEAWAY BUSINESS TO INCLUDE GOODWILL FIXTURES
AND FITTINGS. PART INCOME PRODUCING ELEMENT ON
UPPER FLOORS INCLUDED**

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INVESTOR IN PEOPLE



LOCATION

Rathfriland is located 8 miles from Newry city and 7 miles from the A1 to Belfast which is 33 miles from Newry and the M1 to Dublin which is 58 miles from Newry. Nearby occupiers include Gordon's Chemist, Fisher and Fisher solicitors, Milestone Nisa Extra.

ACCOMMODATION

Basement – 307 SQFT



Takeaway – 921 SQFT

Waiting/ Dining/ Area



BEST PROPERTY SERVICES (N.I.) LTD
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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.

Serving Counter



Prep Area

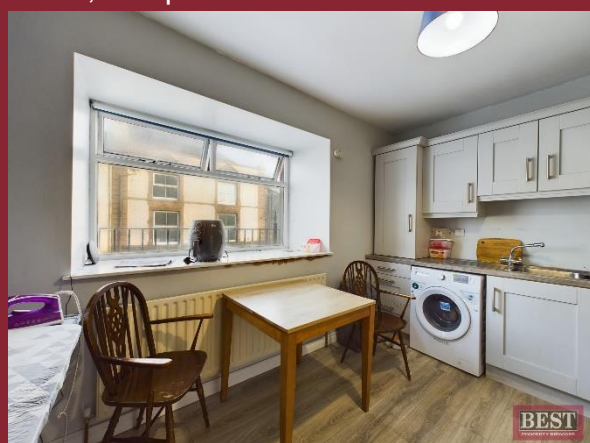


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5 No. Bedsits with common kitchen area over first and second floors

- First floor – 3 bedsits with en suites, communal kitchen area
- Second floor – 2 bedsits with one en suites, 1 separate bathroom.



There are 5 bedsits on upper floors which are leased on a rolling licence arrangement. 4 of these bedsits include en suites. Rental income is £16,800 per annum. Further details available on request.

KEY FEATURES

- Income producing residential bedsits on upper floors.
- Prime position located in Town Centre.
- All inventory included in sale. (Details available on request)

GUIDE PRICE

£269,500

VAT

Outgoings are inclusive but may be liable to VAT.

COMMERCIAL NAV

We are verbally advised that the NAV of the property is: £4,800.

The commercial rate in the pound for 2023/24 is £0.5518.

<https://valuationservices.finance-ni.gov.uk/Property/Details?propertyid=72786>

RESIDENTIAL RATES

We are verbally advised that the approx Rates for the property are: £773

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EPC Commercial

C – 53 - [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

Residential

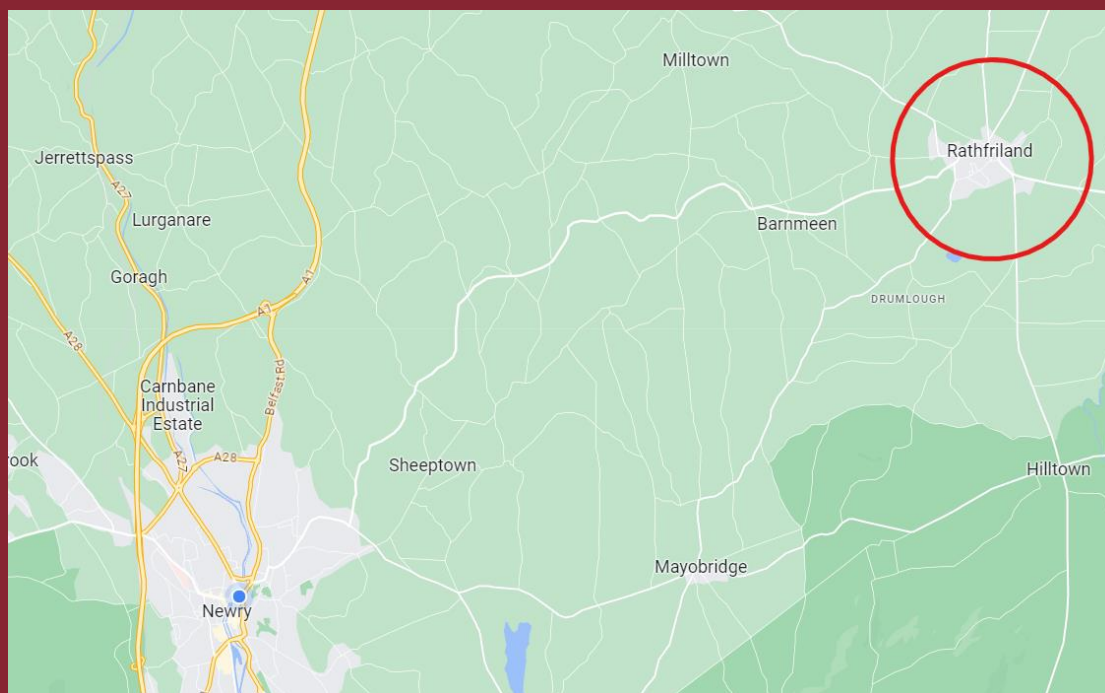
C – 69 - <https://find-energy-certificate.service.gov.uk/energy-certificate/2737-3420-6309-0610-1222>

VIEWING

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Ryan McBride

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ryan@bestpropertyservices.com

MAP

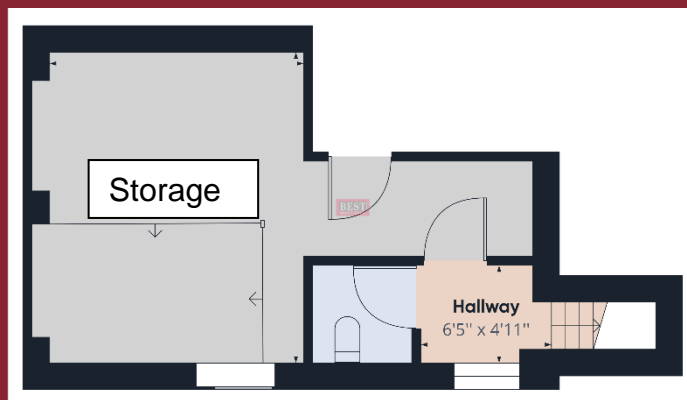


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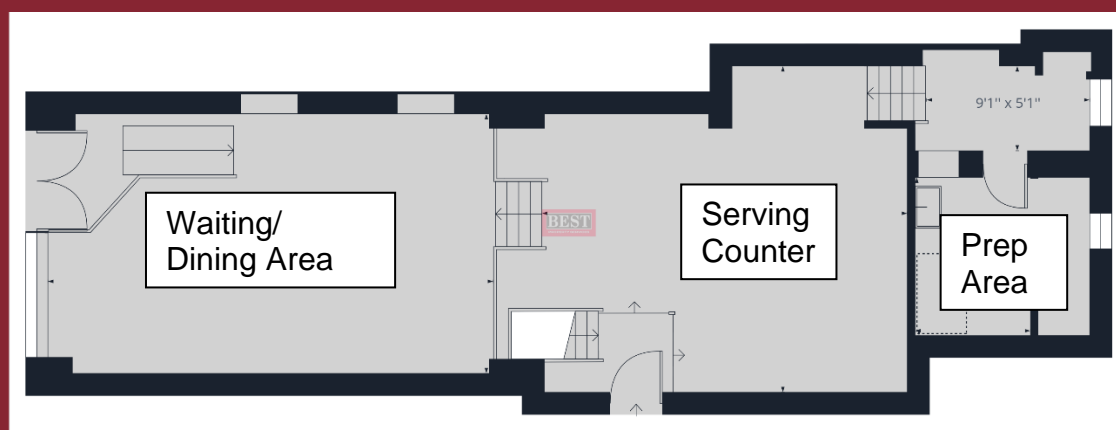
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FLOORPLAN

Basement



Takeaway



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