



(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**

[www.bestpropertyservices.com](http://www.bestpropertyservices.com)



**RICS**



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**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
TEL: (028) 3026 6811 : FAX: (028) 3026 5607  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

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



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
TEL: (028) 3026 6811 : FAX: (028) 3026 5607  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

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.

## 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

£245,000

### 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

<https://valuationservices.finance-ni.gov.uk/Property/Details?propertyid=72787>



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
TEL: (028) 3026 6811 : FAX: (028) 3026 5607  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

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.

## EPC Commercial

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

## Residential

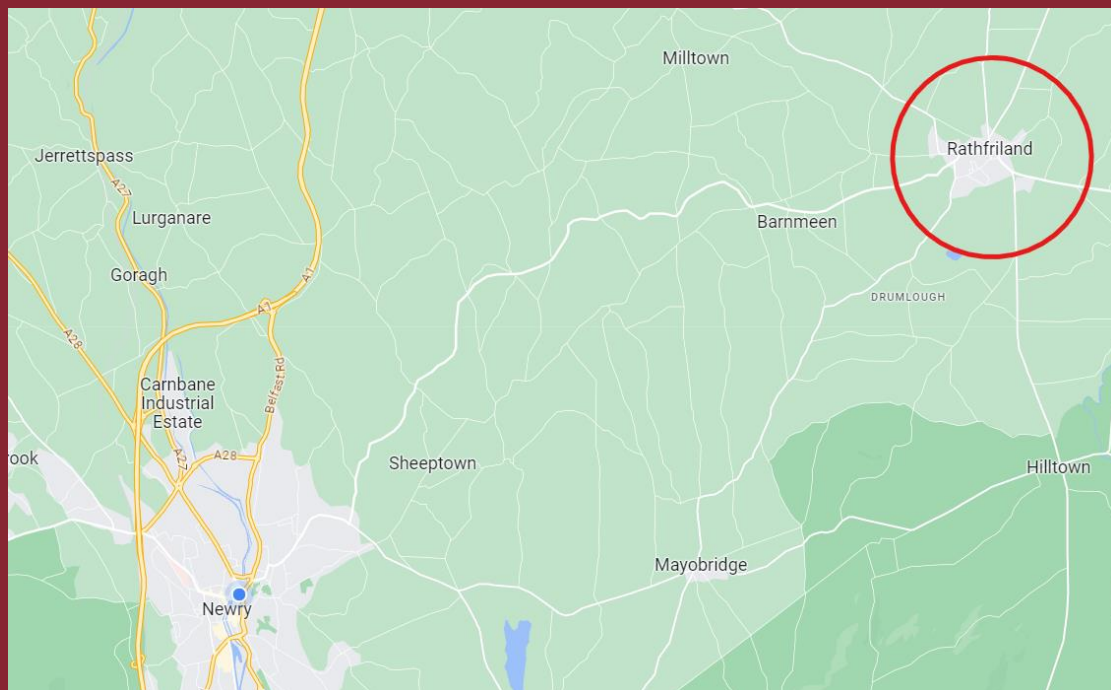
C – 69 - <https://find-energy-certificate.service.gov.uk/energy-certificate/2737-3420-6309-0610-1222>

## VIEWING

Gerard Kelly 07796947736  
Ryan McBride

[gerard@bestpropertyservices.com](mailto:gerard@bestpropertyservices.com)  
[ryan@bestpropertyservices.com](mailto:ryan@bestpropertyservices.com)

## MAP

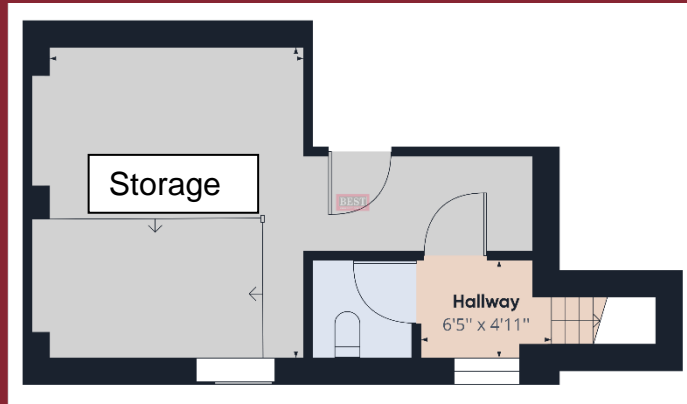


**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
TEL: (028) 3026 6811 : FAX: (028) 3026 5607  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

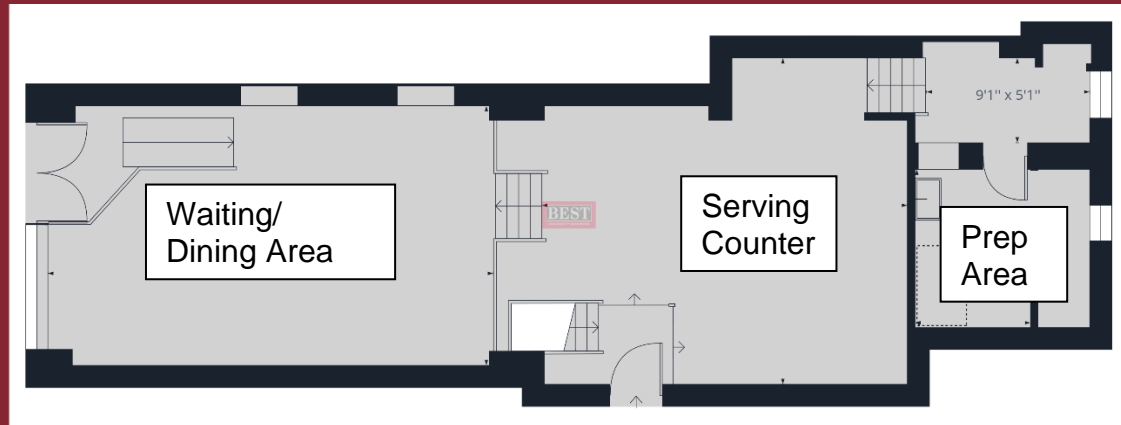
These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

## FLOORPLAN

### Basement



### Takeaway



**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
TEL: (028) 3026 6811 : FAX: (028) 3026 5607  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

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.