



(028) 3026 6811

G/24/017

FOR SALE

22 Monaghan Street
Newry
BT35 6AA



EXTENSIVE 3-STOREY COMMERCIAL PREMISES SUITABLE
FOR A RANGE OF USES (STP)
(2,339 SQFT NIA)

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RICS



INVESTOR IN PEOPLE

LOCATION

- Fronting Monaghan Street in the heart of Newry City Centre
- Other occupiers in proximity include Dunnes, Canal Court Hotel, Deli Lites, Iceland, and TK Maxx.
- Extensive public car park adjoining.

ACCOMMODATION

Ground Floor – 1075 SQFT NIA

Dining area 1, Dining area 2, W/C, Kitchenette and Storage



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
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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.

First Floor -

911 SQFT NIA

Unit 1 – Retail area and storage area.

Unit 2 - Reception , office 1, office 2, storage area and rear storage



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Second Floor – 352 SQFT NIA
Bedroom 1, Bedroom 2, living room, kitchen and W/C



KEY FEATURES

- City Centre location.
- Prominent double frontage property.

GUIDE PRICE

£220,000

VAT

Outgoings rents and prices are exclusive of but may be liable to VAT.

NAV

We are verbally advised that the NAV of the property is: £13,300.
The commercial rate in the pound for 2023/24 is £0.5805.

EPC

E – 120 - <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-0531-1259-8999-1002>

VIEWING

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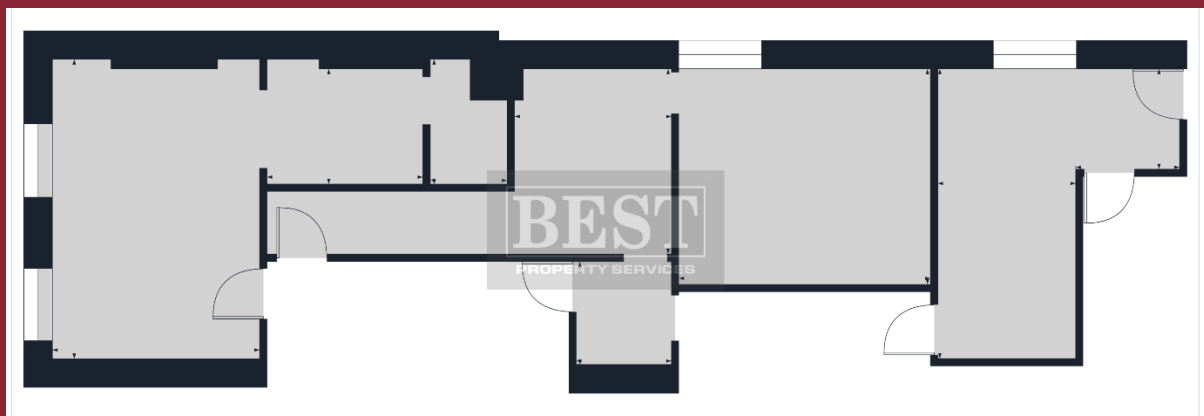
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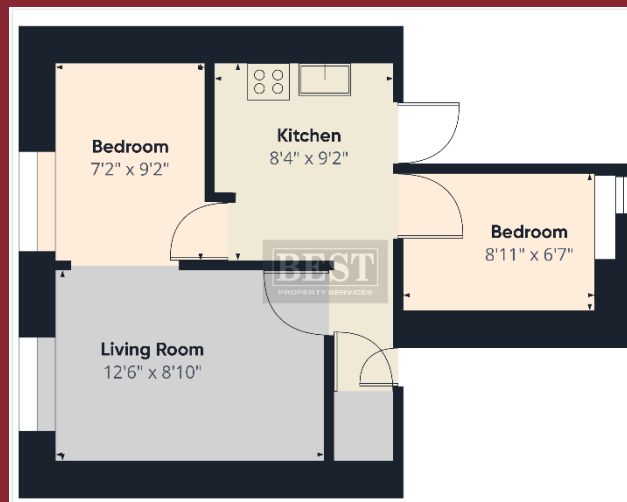
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First Floor – 911 SQFT NIA



Second Floor – 352 SQFT NIA



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