



140 Drumintee Road, Newry, BT35 8SY

£8,000 Per annum

## Additional Information

### DESCRIPTION

Nestled in the picturesque surroundings of Slieve Gullion, this versatile commercial unit presents a rare opportunity for entrepreneurs and businesses alike. Boasting a prime location just 5 minutes off the main A1 between Dublin and Belfast, it enjoys optimal visibility and accessibility, drawing from both the bustling tourist influx and steady local traffic.

Surrounded by the natural beauty of Slieve Gullion and proximity to local attractions, it seamlessly blends the charm of rural life with the convenience of modern amenities.

Whether you're envisioning a boutique retail outlet, a cozy café, or a thriving office space, this unit caters to a diverse range of commercial endeavours. Its adaptable layout and generous floor space allow for customization to suit your specific needs and aspirations.

Benefiting from a steady stream of tourists exploring the wonders of Slieve Gullion and the surrounding area, as well as frequent local passersby, this property ensures a consistent flow of potential customers throughout the year.

### KEY FEATURES

- Ideal location just 5 minutes off the main A1 between Dublin and Belfast
- Under 1 mile to Slieve Gullion Forest Park
- High tourist footfall and significant local passing trade
- Adaptable unit suitable for a variety of uses
- Ample parking and easy accessibility
- Adjacent to Ring of Gullion Cycles

Don't miss out on this chance to establish your business in one of Ireland's most coveted locations. Contact us today to schedule a viewing and unlock the potential of this remarkable commercial property.

### SPECIFICATION

The premises is finished to a high standard throughout to include the following specification:

- Electric storage heaters
- CCTV
- Extraction Fan
- W.C.
- Disabled Access
- Combination of recessed and surface LED/fluorescent mounted lighting
- Variety of vinyl and tiled coverings
- Electric roller shutter door
- Purpose built shelving
- Kitchenette

## RATEABLE VALUE

NAV: £ 2875.00

Estimated Rates Payable 22/23: £1669.03 per annum.

## VAT

The price is exclusive of but may be subject to VAT.

## VIEWING DETAILS/ FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

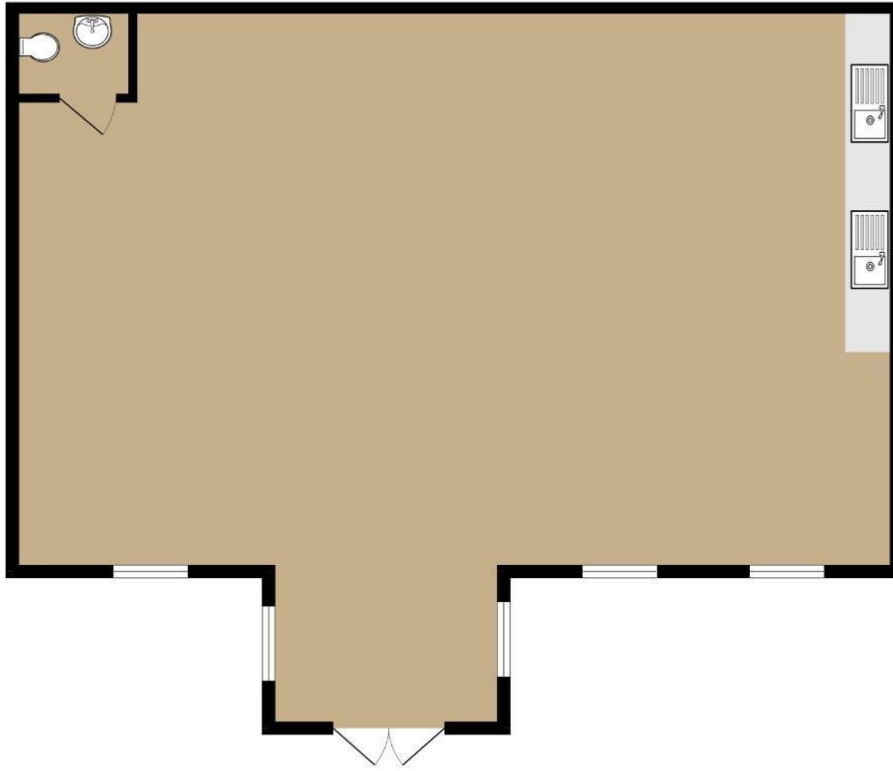
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# Floor Plan

GROUND FLOOR  
1045 sq.ft. (97.1 sq.m.) approx.




TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 	

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