



(028) 3026 6811

G/24/050

FOR SALE

45 Downshire Road
Newry
BT34 1EE



PROMINENT OFFICE PREMISES IN NEWRY CITY
(2,220 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Prime location fronting Downshire Road in Newry City Centre
- Newry is situated approx. 34 miles from Belfast and 66 miles from Belfast.
- Private parking to the rear of the property with on street parking available fronting Downshire Road.

ACCOMMODATION

Basement - 369 SQFT NIA

Kitchenette

Office/ Storage

Store

Ground Floor – 597 SQFT NIA

Office 1

Office 2

First Floor – 618 SQFT NIA

Meeting Room

Office 1

Office 2

Office 3

Second Floor – 636 SQFT NIA

Mezzanine

Total – 2,220 SQFT NIA

KEY FEATURES

- Grade B Listing
- Oil Fired central heating
- Prominent city centre location
- Security alarmed
- On site car park
- 4 storey office premises

GUIDE PRICE

£275,000

VAT

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



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

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.

NAV

We are verbally advised that the NAV of the property is: £14,000.
The commercial rate in the pound for 2024/25 is £0.5805.

EPC

F – 25 - <https://find-energy-certificate.service.gov.uk/energy-certificate/8134-9226-9300-0023-9292>

VIEWING

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Basement



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Ground Floor



First Floor



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Rear of the Property



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