

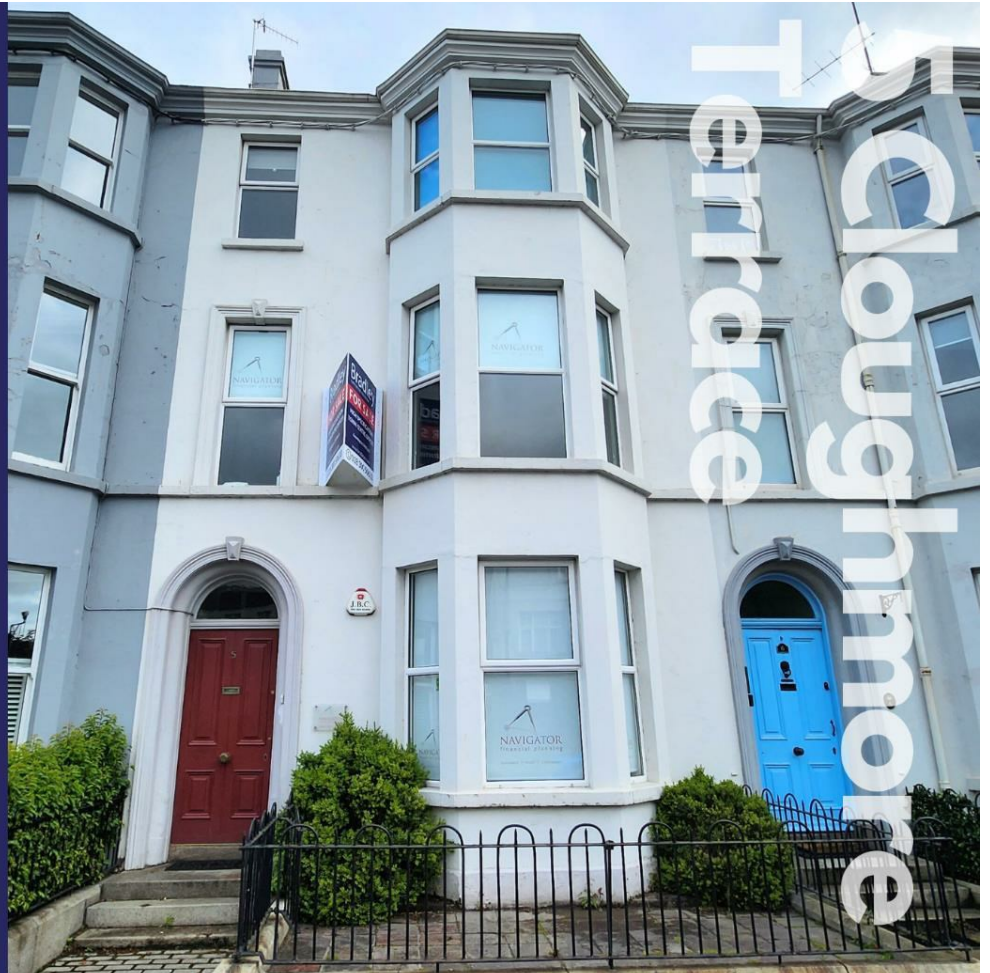
5 Cloughmore Terrace

WARRENPOINT, COUNTY DOWN

WHAT'S ON OFFER

- Currently configured as office space across three spacious storeys, this property offers immense potential for conversion back to residential use, subject to planning permission.

Bradley
www.bradleyni.com



LOCATION

Warrenpoint is a dynamic coastal town that combines strategic location, a thriving economy, and excellent quality of life, making it an attractive destination for commercial property. Whether you are looking to establish a new business or expand an existing one, Warrenpoint offers the ideal environment for success and growth.

Nestled along the picturesque shores of Durlingford Lough, Warrenpoint is a vibrant coastal town renowned for its scenic beauty, offering stunning waterfront views and easy access to both Northern Ireland and the Republic of Ireland, and so a prime destination for business and commerce. Warrenpoint offers an attractive blend of modern amenities, rich history, and a welcoming community, making it an ideal location for commercial investments.

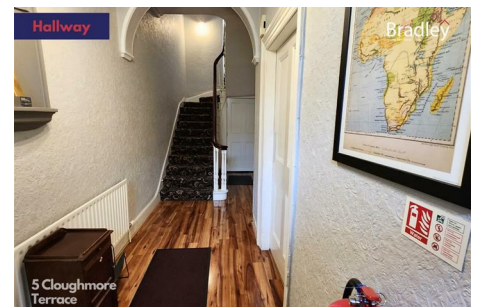
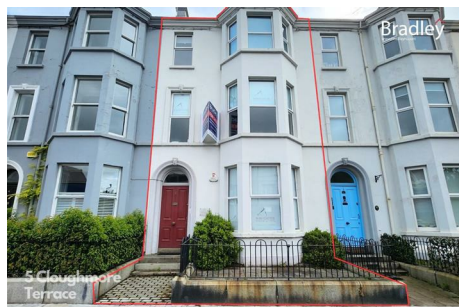
The town boasts a dynamic and diverse economy, driven by a mix of retail, hospitality, tourism, and professional services. Warrenpoint Harbour, one of Northern Ireland's busiest ports, plays a crucial role in the local economy, supporting trade and providing ample opportunities for businesses to flourish. The local community and government are highly supportive of business growth and development. Various incentives, grants, and support programs are available to encourage investment and help businesses thrive in Warrenpoint.

DESCRIPTION

This elegant Georgian terraced building is a B2 Listed Building built 160-1869 and presents a unique opportunity in the heart of Warrenpoint's bustling Main Street. Currently configured as office space across three spacious storeys, this property offers immense potential for conversion back to residential use, subject to planning permission. This property listing highlights the historic charm, versatile potential, and prime location of the Georgian terraced building on Cloughmore Terrace, appealing to both residential developers and commercial investors in Warrenpoint.

• PVC Double Glazing
• Bay Windows
• High Ceilings
• 2x Fireplaces
• Rear Access

• C/D
• Solid Wooden Flooring
• Block built External Storage Shed
• Yard



5 Cloughmore Terrace

Warrenpoint, Newry, BT34 3HP

Offers Over £260,000

Welcome to Cloughmore Terrace in the charming town of Warrenpoint, Newry! This commercial property is a fantastic opportunity for those looking to establish or expand their business in a bustling area. Situated in a prime location, this property offers great visibility and accessibility for potential customers or clients.

The property at Cloughmore Terrace boasts a versatile layout that can be tailored to suit a variety of business/residential needs (subject to planning). Whether you're existing business, a boutique shop, or a professional office space, the possibilities are endless with this property.

Warrenpoint itself is a picturesque town with a rich history and a vibrant community. Surrounded by stunning natural beauty and offering a range of amenities, this location provides the perfect backdrop for your business to thrive.

Don't miss out on this exciting opportunity to make your mark in Warrenpoint! Contact us today to arrange a viewing and take the first step towards realising your business dreams at Cloughmore Terrace.

5 Cloughmore Terrace

Warrenpoint, Newry, BT34 3HP



ADDITIONAL INFORMATION

LOCATION

DESCRIPTION & KEY FEATURES

GROUND FLOOR

Office 1

13'4" x 16'10" (4.08 x 5.15)

Reception/Waiting Room

11'6" x 132'6" (3.52 x 40.4)

Office 2

11'10" x 24'5" (3.63 x 7.46)

Bathroom

8'5" x 9'10" (2.57 x 3.01)

1ST FLOOR

Bathroom

8'9" x 10'2" (2.68 x 3.1)

Office 3

11'10" x 13'9" (3.63 x 4.2)

2ND FLOOR

Office 4

18'9" x 16'10" (5.72 x 5.15)

Kitchenette

11'5" x 15'1" (3.5 x 4.61)

3RD FLOOR

Office 5

11'5" x 18'8" (3.5 x 5.69)

Office 6

7'3" x 14'4" (2.22 x 4.38)

Office 7

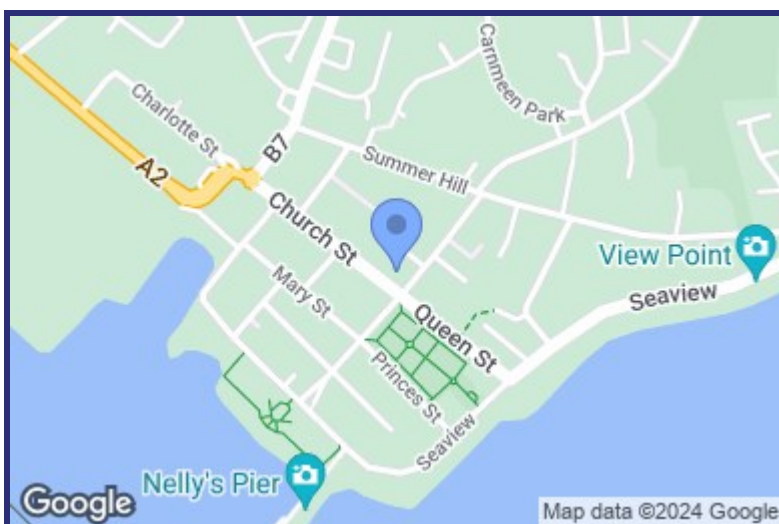
7'6" x 13'4" (2.3 x 4.08)

WC

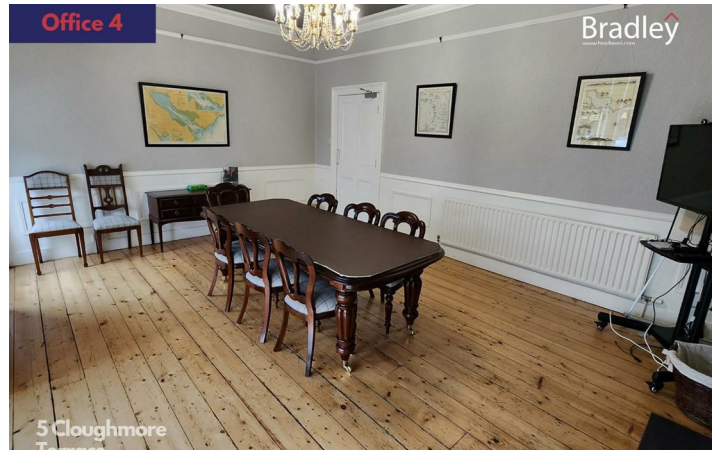
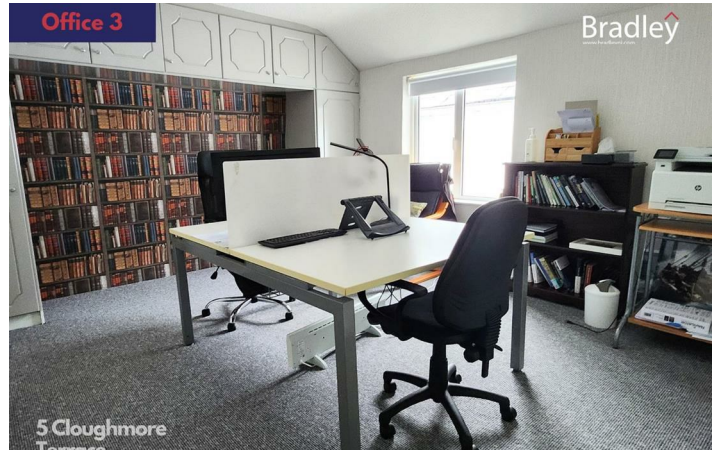
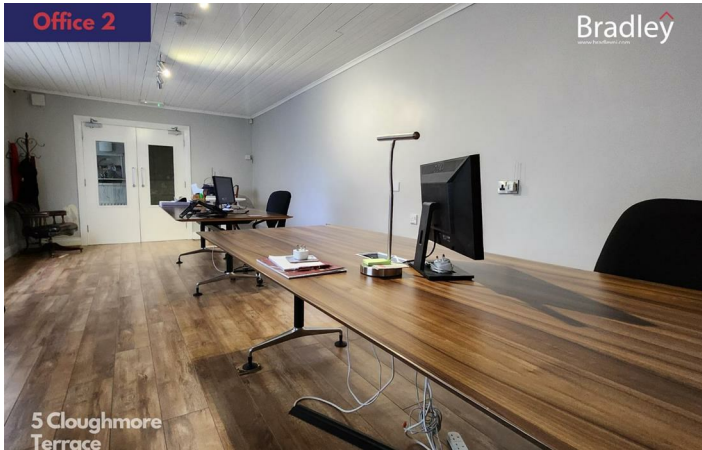
3'11" x 9'3" (1.2 x 2.82)

NAV

VIEWING DETAILS/ FURTHER INFORMATION

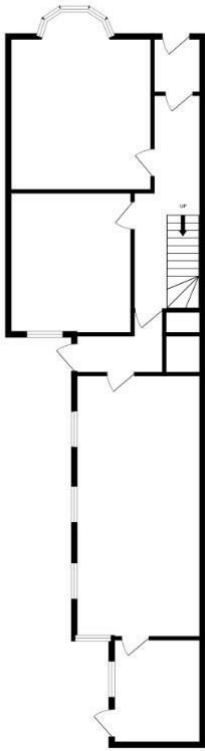


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

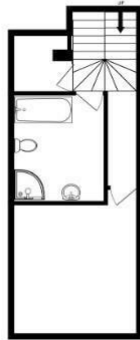


Floor Plan

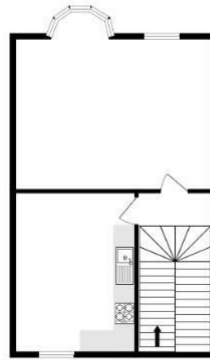
GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



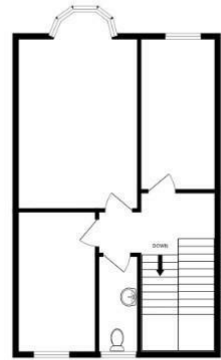
1ST FLOOR
340 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
566 sq.ft. (52.5 sq.m.) approx.



3RD FLOOR
464 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 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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We look forward to working with you...



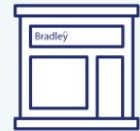
We get there together

Our experienced and trusted team have assisted 1000's of people with buying, selling and letting.



We're here for you

Client care is at the very heart of what we do. We will guide and support you every step of the way.



Always close by

With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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