

24A Duke Street

Warrenpoint, Newry, BT34 3JY

£8,000 Per Annum

Nestled in the charming town of Warrenpoint, this commercial property on Duke Street presents an exceptional opportunity for entrepreneurs and investors alike. Warrenpoint is known for its picturesque scenery and vibrant community, making it an ideal location for a variety of business ventures.

The property boasts a prime position on a bustling street, ensuring high visibility and foot traffic, which are essential for any successful business. With its welcoming atmosphere and friendly locals, Warrenpoint offers a unique blend of coastal beauty and a thriving local economy.

This commercial space is versatile, allowing for a range of uses, whether you envision a quaint café, a boutique shop, or an office space. The interior is spacious and adaptable, providing the perfect canvas to bring your business ideas to life. The surrounding area is well-served by local amenities, ensuring that both customers and employees will find everything they need within easy reach.

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- Electric Roller Shutter
- Comms Cabinet
- Kitchenette
- 5 x Offices
- Data Trunking
- Carpet and Wooden floor coverings
- WC
- Electric Storage Heaters

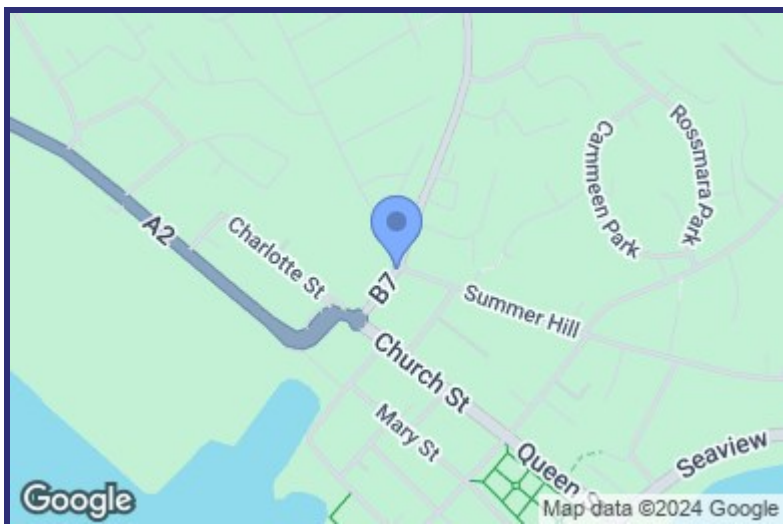
ADDITIONAL INFORMATION

LOCATION

SPECIFICATION

TERMS

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	

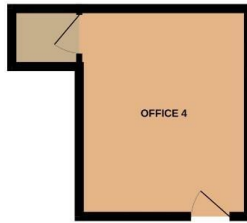


Floor Plan

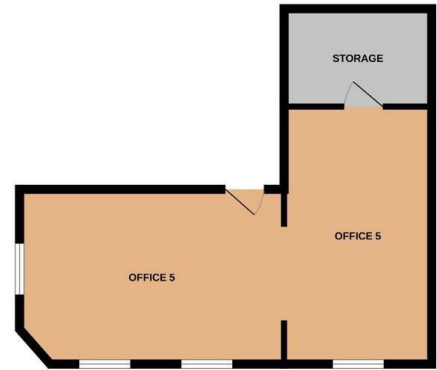
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
163 sq.ft. (15.2 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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