



(028) 3026 6811

G/24/121

FOR SALE

21 Church Street
Warrenpoint
BT34 3HN



COMMERCIAL UNITS IN 1 OR MORE LOTS
(1,000 – 3,775 SQFT NIA)

www.bestpropertyservices.com



RICS



INVESTOR IN PEOPLE

LOCATION

- Located in Warrenpoint town centre fronting Church Street.
- Newry is situated approx. 34 miles from Belfast and 66 miles from Dublin.
- Nearby occupiers include Warrenpoint Credit Union, Around A Pound, Walshs Pharmacy and Friar Tucks.

ACCOMMODATION

Unit A – 1,000 SQFT NIA – Ground floor – front unit

Unit B – 3,775 SQFT NIA – Ground and first floor – front unit

Unit 1 – 1,285 SQFT NIA - Ground floor – rear unit

Unit 2 – 1,285 SQFT NIA - Ground floor – side unit

Unit 3 – 1,285 SQFT NIA - Ground floor – side unit

KEY FEATURES

- New Build Units
- On Street Parking
- Shell Finish – Sold as seen.
- Purchasers responsible for fit out

GUIDE PRICE

Unit A – £160,000 +VAT

Unit B – £245,000 +VAT

Unit 1 – £105,000 +VAT

Unit 2 – £105,000 +VAT

Unit 3 – £105,000 +VAT

VAT

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

NAV

NAV yet to be assessed.



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.

EPC

Not Applicable

VIEWING

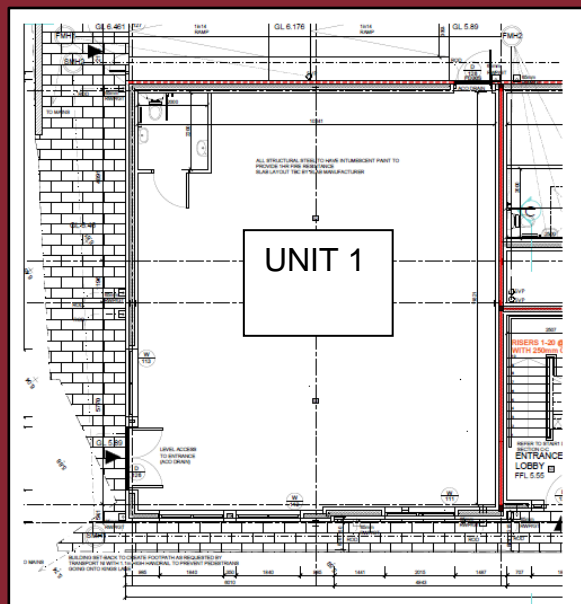
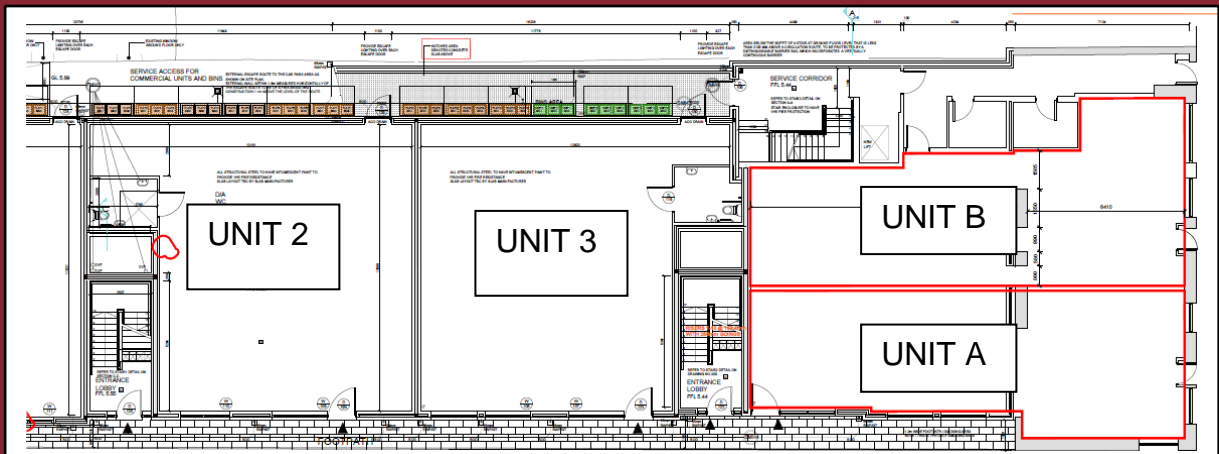
Gerard Kelly
Ryan McBride

07796947736

gerard@bestpropertyservices.com
ryan@bestpropertyservices.com

FLOORPLAN

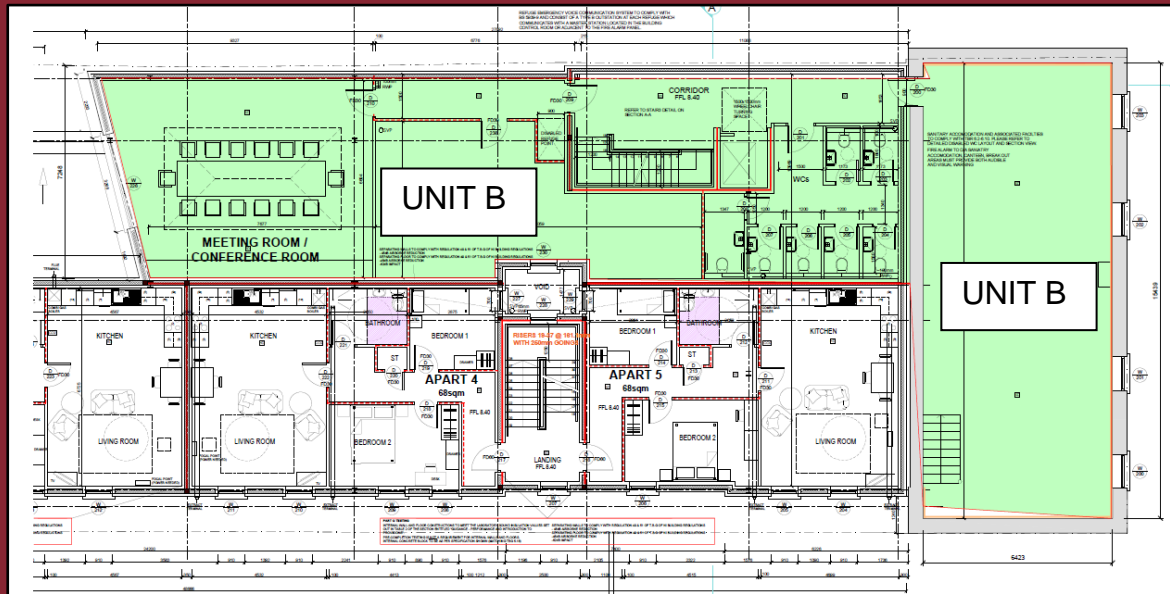
Ground Floor



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First Floor



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