



(028) 3026 6811

G/24/121

FOR SALE

21 Church Street  
Warrenpoint  
BT34 3HN



FINAL COMMERCIAL UNIT FOR SALE  
(3,775 SQFT NIA)

[www.bestpropertyservices.com](http://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 - SOLD

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

Unit 1 – 1,285 SQFT NIA - SOLD

Unit 2 – 1,285 SQFT NIA – SOLD

Unit 3 – 1,285 SQFT NIA - SOLD

## KEY FEATURES

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

## GUIDE PRICE

Unit B – £245,000 +VAT

## VAT

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

## NAV

NAV yet to be assessed.

## EPC

Not Applicable

## VIEWING

Gerard Kelly 07796947736  
Ryan McBride

[gerard@bestpropertyservices.com](mailto:gerard@bestpropertyservices.com)  
[ryan@bestpropertyservices.com](mailto:ryan@bestpropertyservices.com)

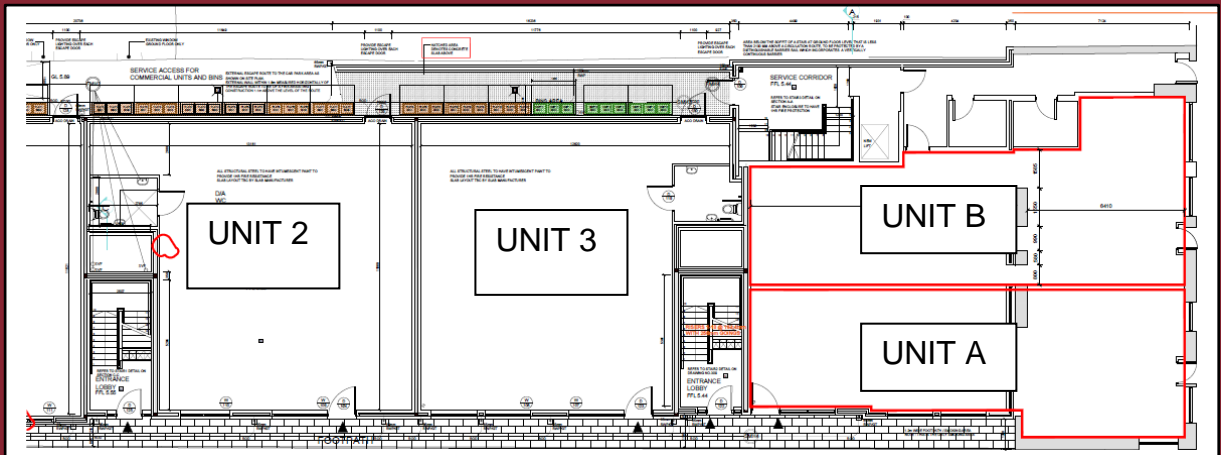


BEST PROPERTY SERVICES (N.I.) LTD  
108 HILL STREET, NEWRY,  
CO. DOWN, N. IRELAND BT34 1BT  
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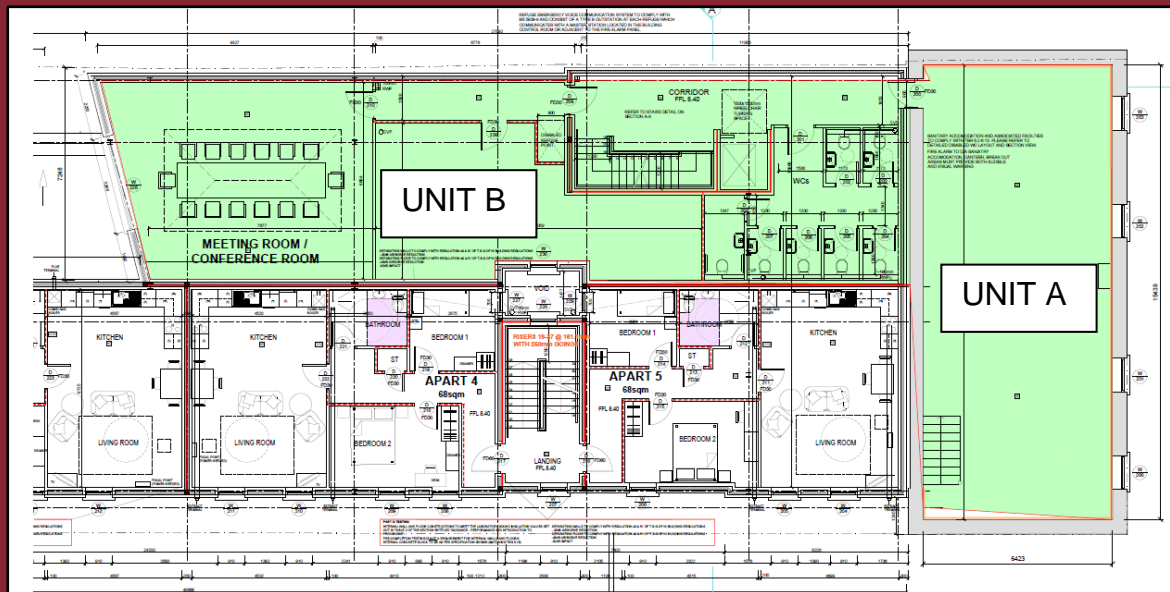
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# FLOORPLAN

## Ground Floor



## First Floor



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