



Outstanding Development Opportunity

Property Highlights

- Excellent opportunity to acquire former Dunnes Stores supermarket in a prime city centre location.
- Extensive frontage to Hill Street, O'Hagan Street and The Mall.
- 29,935 sqft on an overall site of 0.4 acres.
- Suitable for mixed use development (subject to planning).

For more information, please contact:

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Location

The city of Newry is a thriving regional hub located on the border with the Republic of Ireland, approximately 40 miles south of Belfast and 60 miles north of Dublin with a borough population of 179,000 and 1.3 million within a 25 minute drive time.

It is served by excellent transport links and is strategically located just off the A1 dual carriageway from Belfast connecting to the M1 motorway heading south to Dublin.

Description

The property comprises a former supermarket store with extensive upper floor office and storage accommodation, centrally located on Hill Street, the city's primary high street retailing location. Nearby occupiers include Barclays Bank, Boyle Sports, TUI and Menarys.

It benefits from extremely prominent frontages to Hill Street, O'Hagan Street and The Mall, and is in close proximity to the recently completed First Derivatives hub in Marcus Square and the 20,000 sqft mixed use redevelopment of the former Post Office premises in Hill Street.

The existing supermarket, stores and ancillary offices are arranged over ground first and second floors, providing the following accommodation:

Description	Sq Ft	Sq M
Frontage to Hill Street	62	18.9
Ground Floor	12,551	1,166
First Floor	12,045	1,119
Second Floor	5,339	496
Total	29,935	2,781

Title

Assumed Freehold / Long Leasehold

Price

Offers are sought in excess of £490,000, subject to contract.

EPC

The Energy Performance Rating for the premises is D88.

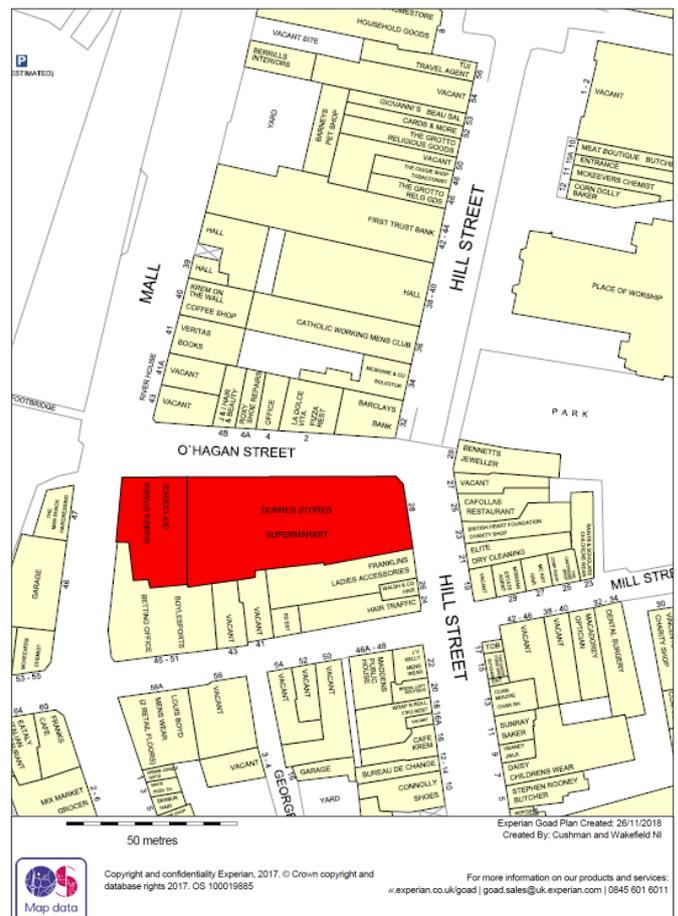
(Certificate can be provided upon request).

Further Information

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