



FOR SALE

Newry Variety Market, John Mitchel Place, Newry, BT34 2BP

Purpose Built 'Market Stall'

Lisney

Features

- Prominent retail location in Newry city centre.
- High volume of pedestrian trade.
- Suitable for a variety of uses (STPP).

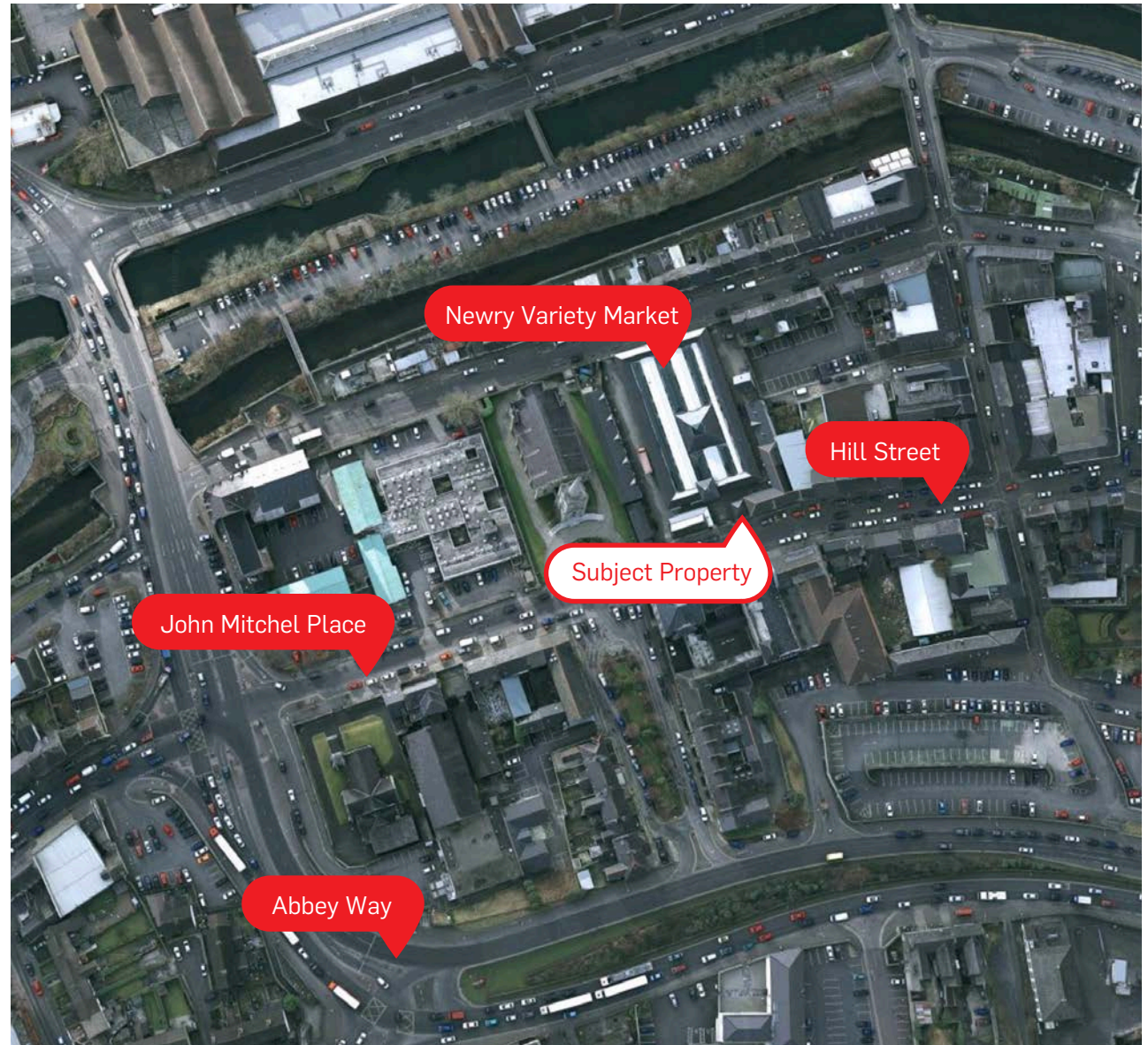
Location

Newry City is strategically located between Belfast and Dublin, being 35 miles South of Belfast and 65 miles North of Dublin. With this important border position Newry provides the main route between Belfast and Dublin and attracts considerable cross border trade and co-operation. Newry has a population of 26,895 according to the 2011 census.

The prime retailing locations in Newry are the Buttercrane Centre, the Quays Shopping Centre, Hill Street and Damolly Retail Park. All of which hold big name retailers including Marks and Spencer, Next, Debenhams and McDonalds.

Located within the Newry Variety Market, the subject property shares the complex with a mix of permanent commercial occupiers within the wider market to include a Hair Salon, Dental Lab, Printers, a music school and a butchers.

There are also public WC's contained within the market.



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Description

The subject property occupies a prominent location at the entrance to the Newry Variety Market complex via John Mitchel Place, leading to the well-established retailing pitch of Hill Street.

The property is a purpose built, open sided, structure with steel frame and a pitched and tiled roof.

Accommodation

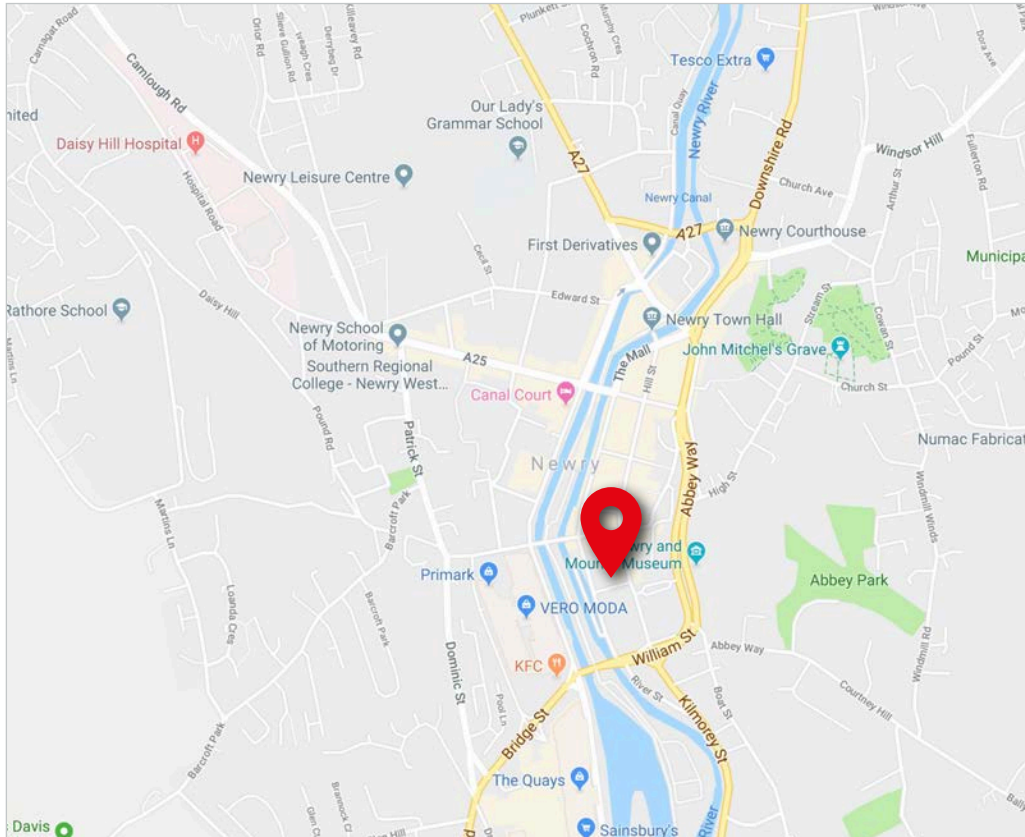
Description	Sq ft	Sq m
Gross External Area	467	43.36

Planning

There is currently an active planning application on the subject property under reference number LA07/2018/1025/F for 'Alteration and extension to existing retail premises and all associated site works (Amended Plans/Proposal)'.

Please Note: Prospective purchasers should make their own enquires concerning planning permission.





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Service Charge

Purchaser will be responsible for a portion of the Service Charge levied to cover upkeep of the common areas, toilets, access gates etc.

Business Rates

We understand that the property is to be assessed for rating purposes.

Asking Price

£15,000

Title

We understand the property is held by way of a long leasehold and subject to a nominal ground rent.

VAT

All prices and outgoings are exclusive of but may be liable to VAT.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.