

FOR SALE

Abbey Way / Castle Street, Newry, Co. Down

PRIME CITY CENTRE DEVELOPMENT OPPORTUNITY (STPP)

Lisney

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

FEATURES

Prime development opportunity in Newry City centre (STPP)

Circa 1.6 acres

Substantial site in a highly sought after location with ease of access to Belfast and Dublin Roads

LOCATION

Newry City has a population of approximately 28,000 people and a larger district population of 182,000 within Newry, Mourne and Down. The city is situated approximately 40 miles south of Belfast and 67 miles north of Dublin, therefore strategically located on the economic corridor between NI and ROI.

The subject is located on Abbey Way/Castle Street in Newry City centre, a short walk from the City's primary retail offering of Buttercrane Shopping Centre, The Quays Shopping Centre and Merchants Quay Retail Park. The location has excellent transport links, being within 1 mile of both the Belfast and Dublin Roads.

The site itself incorporates a former supermarket with associated car parking and would lend itself to a wide variety of uses including repurposing of the existing property, or complete redevelopment of the site, subject to the necessary consents.

We understand Southern Health and Social Care Trust has received funding to progress the Newry Community Treatment and Care Centre scheme on the lands immediately to the rear, which would result in significant investment within the vicinity

DESCRIPTION

The subject comprises an overall site of approximately 1.6 acres, including a former supermarket of circa 13,466 sq ft.

The land is predominantly flat in nature, gently sloping to the rear and laid out in tarmac which was previously used as car parking for

the supermarket. The site is bounded by a stone wall with metal railings to the front and a mixture of stone or concrete walls and steel palisade fencing to the side/rear.

The site fronts Abbey Way / Castle Street, a busy vehicular thoroughfare and benefits from views overlooking the city.

ACCOMMODATION

Site

Circa 1.6 acre (0.65 ha)

Supermarket

13,466 sq ft

PLANNING

There are no current planning permissions on the land, other than for its use as a supermarket with ancillary car parking.

Under the Banbridge / Newry and Mourne Area Plan 2015 the land is not specifically zoned, however is situated within the city centre boundary.

We recommend that parties undertake their own research on the planning potential of the land.



LOCATION



TITLE

Assumed Freehold or Long Leasehold. Vendors solicitor will provide further details.

ASKING PRICE

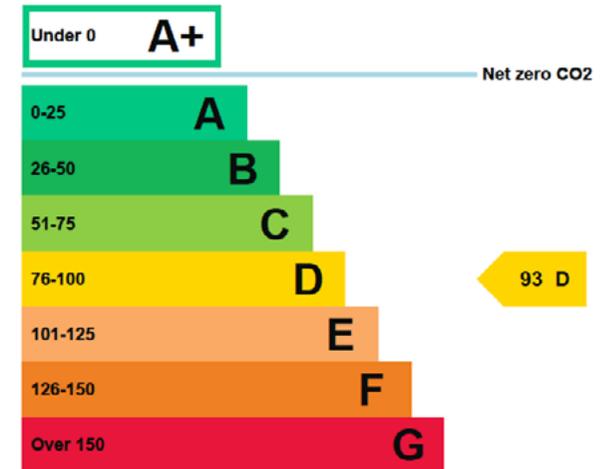
Price on application.

VAT

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

EPC

D93.



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Viewing Strictly by appointment with the sole selling agent Lisney.

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