

MOURNE HOUSE

Exceptional Grade A Office in the Heart of Newry



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WHAT'S ON OFFER

Mourne House, 3 Downshire Close, 41-43 Downshire Road, Newry, BT34 1FD is one of Newry's premier business addresses. Situated on the edge of Newry City, Downshire Close is ideally situated just one hour drive from both Belfast and Dublin.

Mourne House is located within a private development and is accessed off the Downshire Road leading north to the Belfast Road. Downshire Close hosts a range of commercial operators including Zen Dental, Keymore Construction, Ravensdale Kitchens, TSL, Digney Grant Financial Services and a Government Department.

We are delighted to offer these high specification offices with the benefit of 10 designated carparking spaces. Extending across three floors and with a shared lobby and lift access, these offices can be occupied in their entirety or divided for multiple occupancy. The prominent roadside location, ample free parking on site and convenience to the main M1 and A1 Carriage ways between Belfast and Dublin, make Mourne House the ideal location for businesses on the move.

WHAT'S INCLUDED

- High Specification Fitout
- Lift to all Floors
- Designated Carparking
- Cat 5 Cabling
- Intercom Access
- Oil Fired Central Heating

LOCATION

Newry is strategically located at the midpoint of the Belfast – Dublin corridor 34 miles from Belfast and 64 miles from Dublin, both of which are readily accessible by road and rail connections. The city is well served for local amenities with The Quays and Buttercrane Shopping Centres, Damolly Retail Park, Canal Court Hotel and Carnbane Industrial Estate which together create a vibrant retail, manufacturing a service sector hub with a catchment of up to 1.3 million people either side of the border.



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ACCOMMODATION SCHEDULE

Ground Floor: Office extending to 1309sqft

First Floor: Office extending to 1309 sqft

Second Floor: Office extending to 1309 sqft

RATES

NAV: £32,500 (Combined)

RATES PAYABLE: £18,867.36

- The annual rate calculation shows full annual rates for the current rating year (April to March). It does not include any reductions for rate reliefs, exemptions, or exclusions.

PRICE

Seeking offers over £595,000 (Excluding VAT)

**Vacant Possession can be granted upon agreed completion.*

**The property has been opted for tax.*

TITLE

Long Leasehold with tenant responsible for Service Charge payable under Head Lease.

EPC

C54





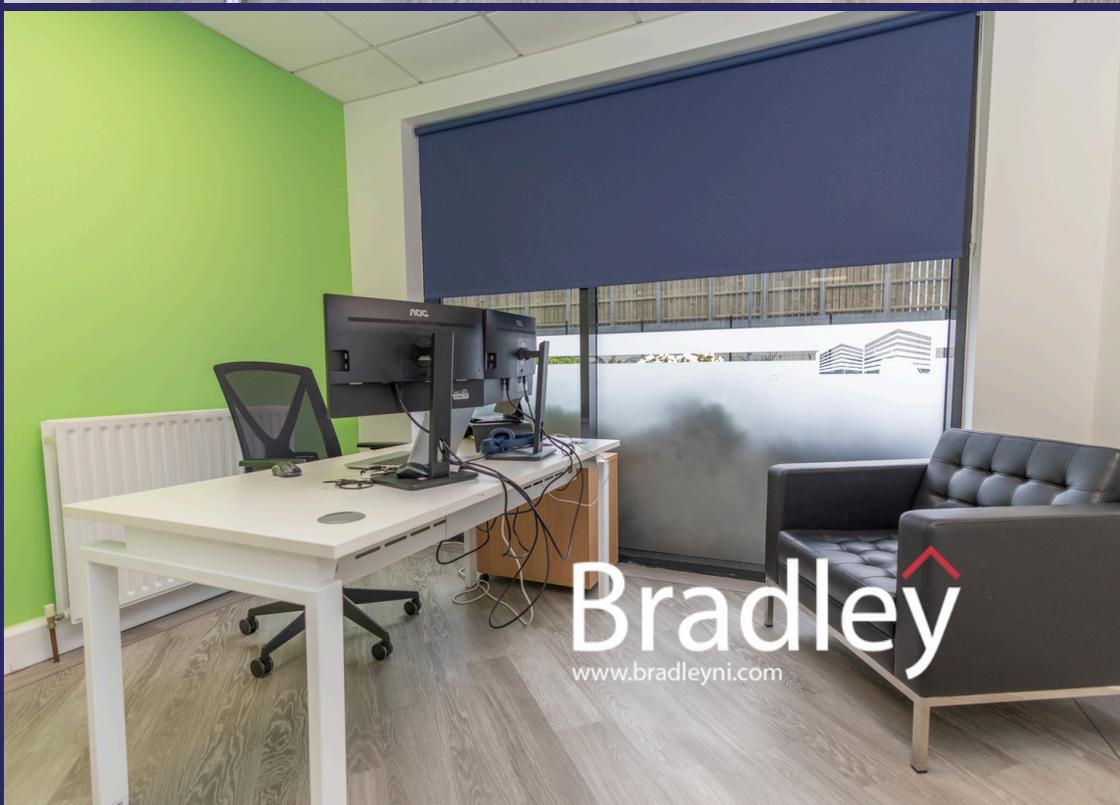
MOORE THE HOUSE

Keymore

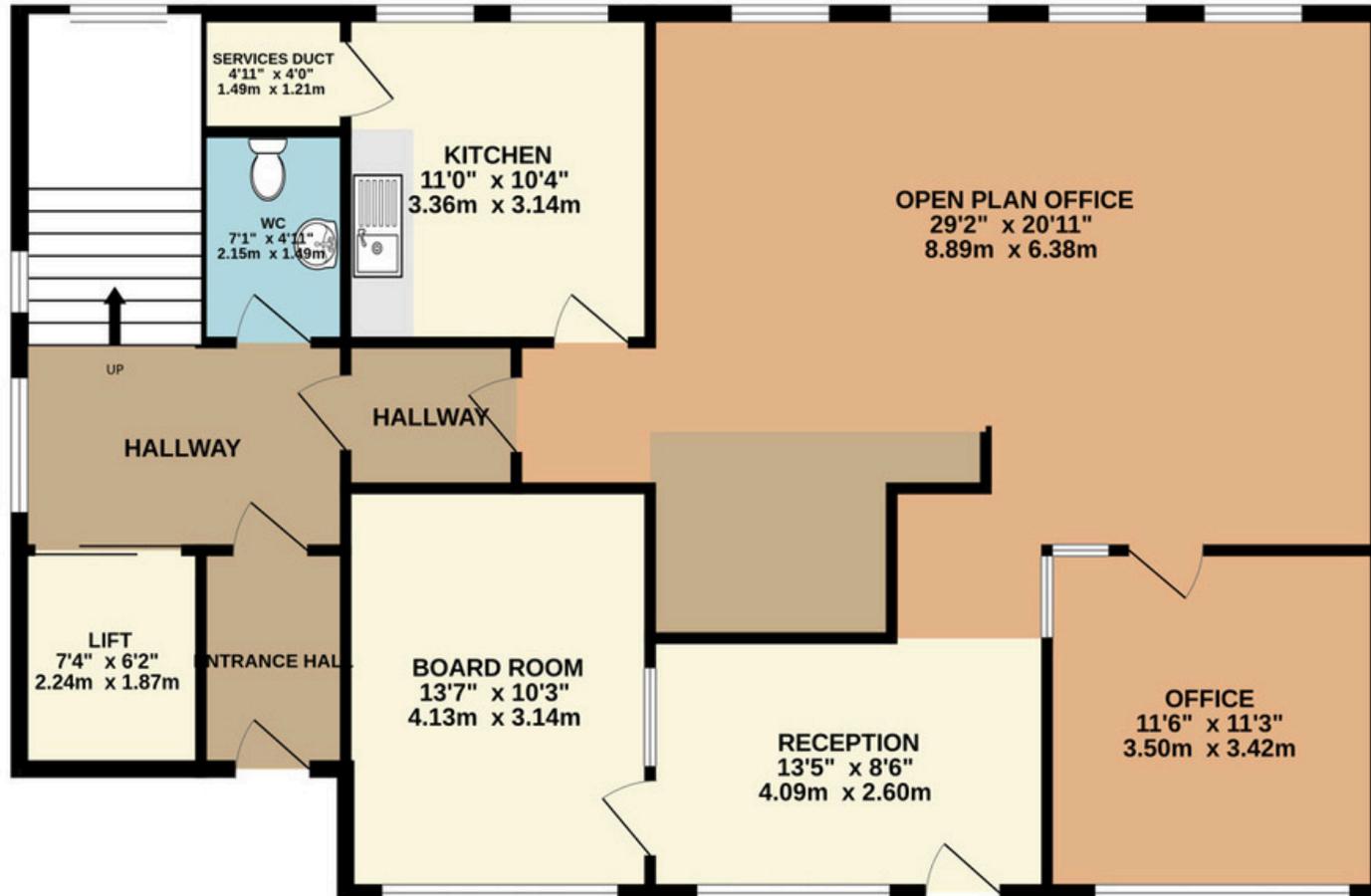
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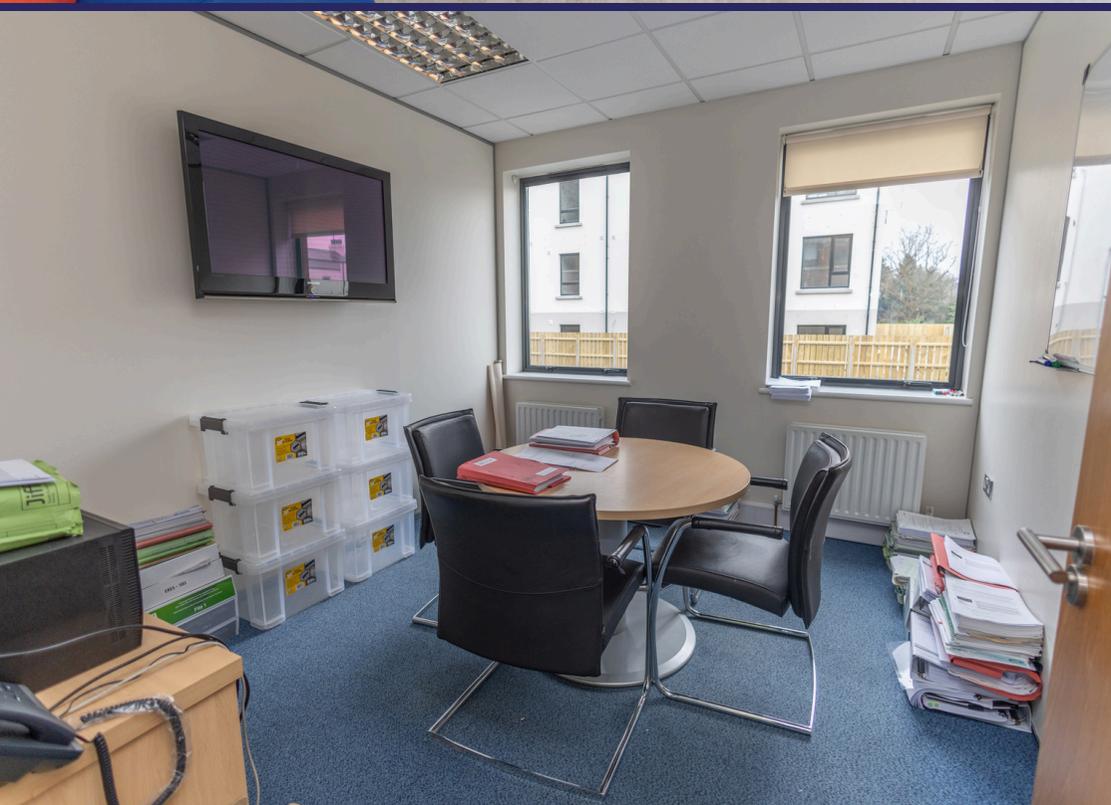
GROUND FLOOR



GROUND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.

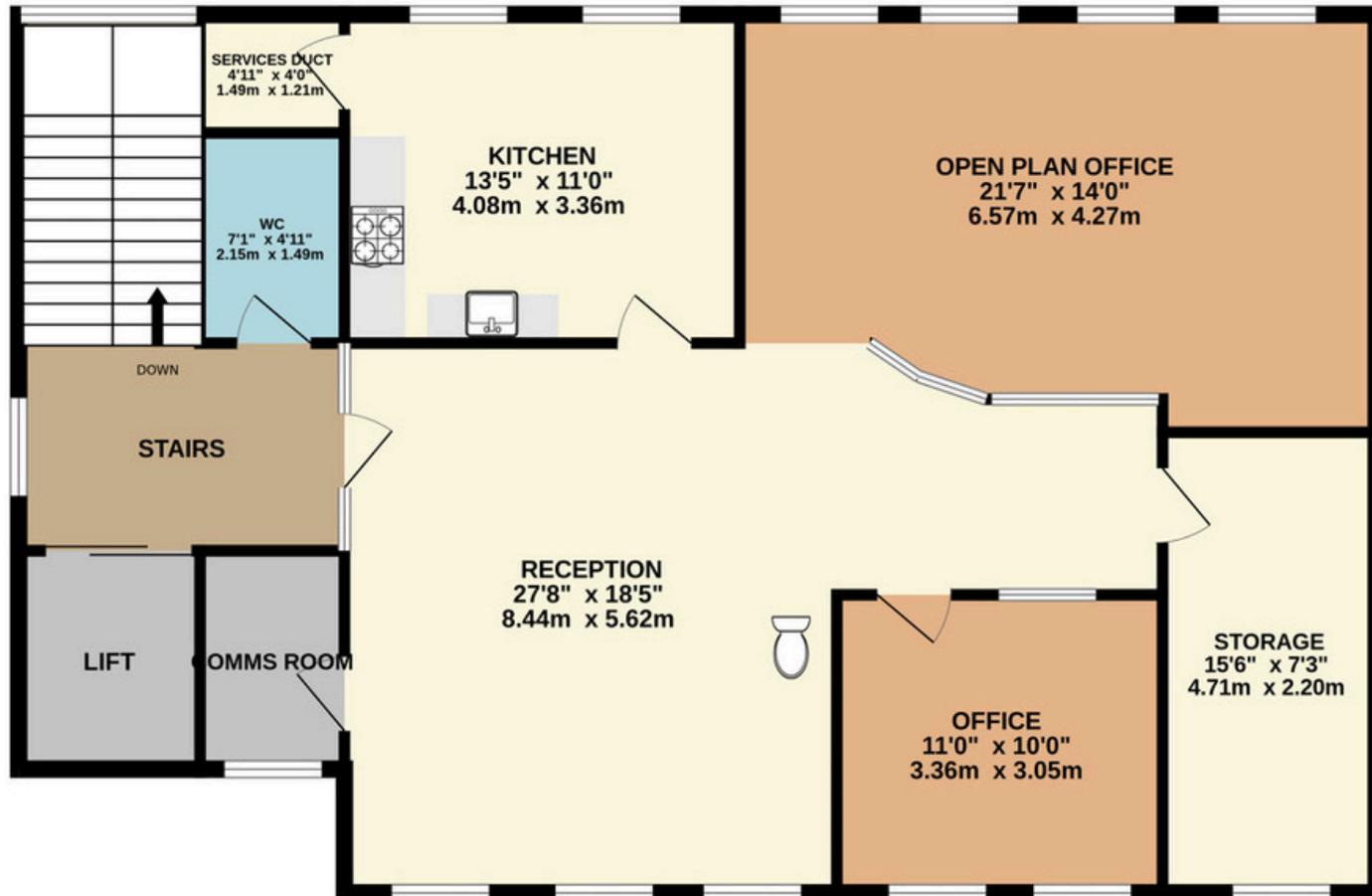


FIRST FLOOR

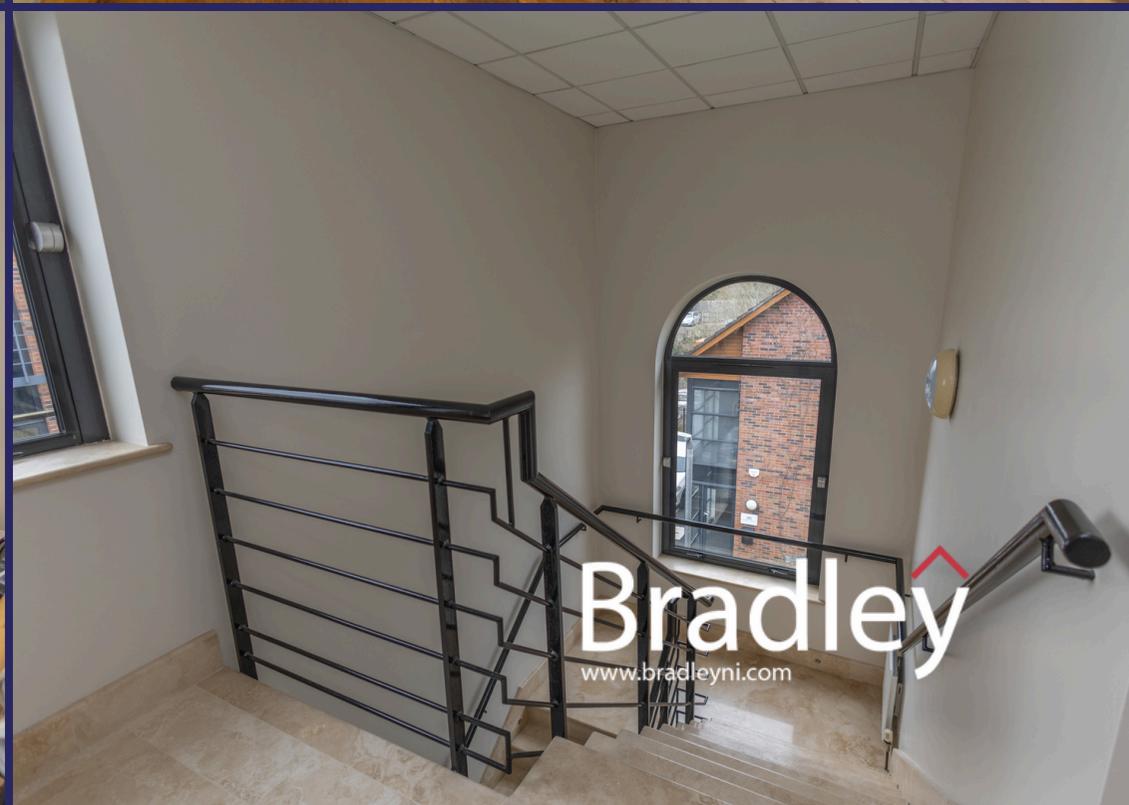


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1ST FLOOR
1309 sq.ft. (121.6 sq.m.) approx.

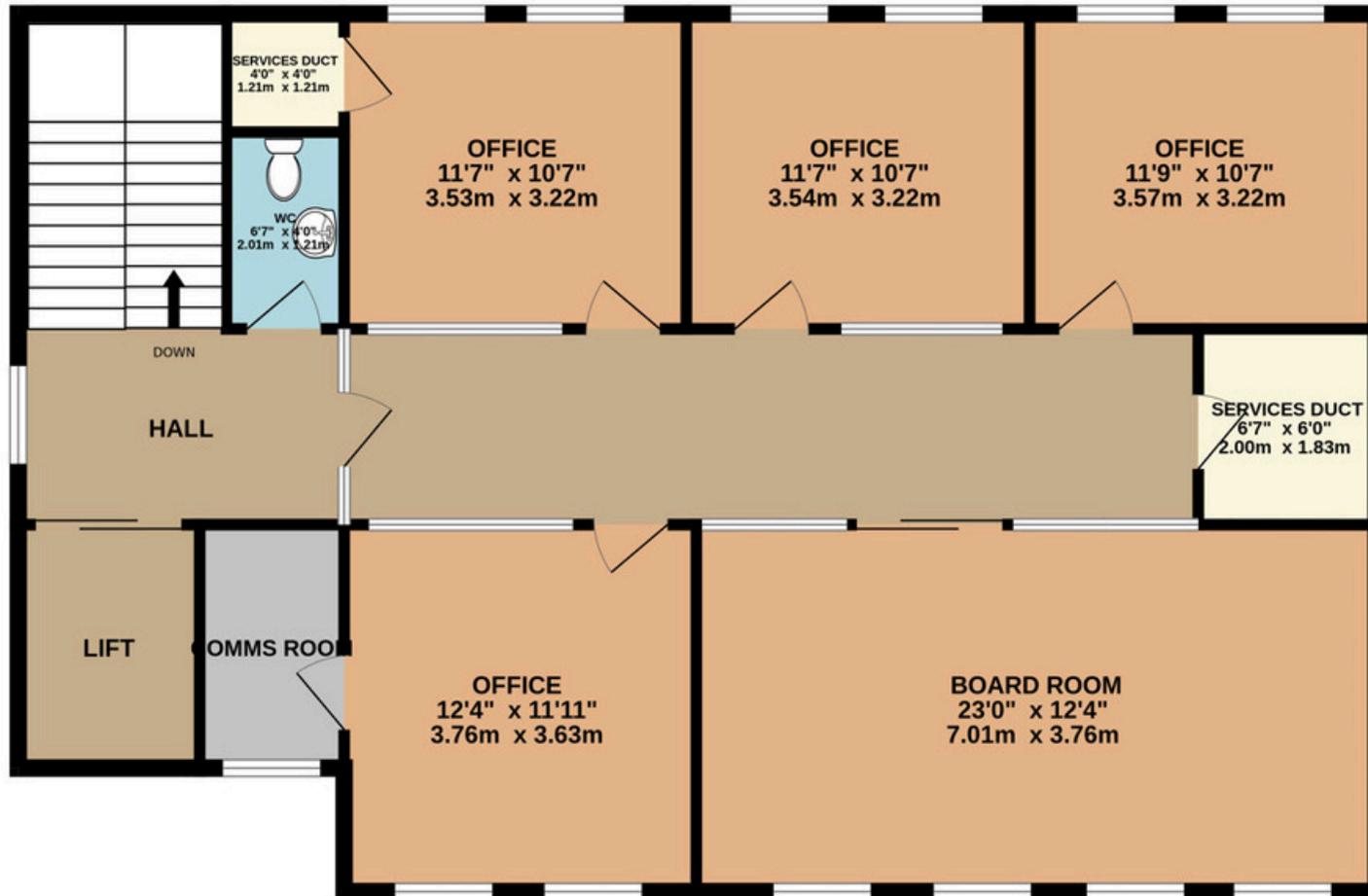


SECOND FLOOR



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2ND FLOOR
1309 sq.ft. (121.6 sq.m.) approx.





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TESCO Extra



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Damolly Retail Park .

...BELFAST ROAD...

...RATHERILAND ROAD...

...ARMAGH ROAD...

MOURNE HOUSE

Tesco .



City Hall .

Canal Court Hotel .

The Buttercrane .

...RATHERILAND ROAD...

The Quays .

...WARRENPOINT ROAD...

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TERMS OF SALE

The property is being offered For Sale by Private Treaty. However, the vendor reserves the right to conclude the sale via auction or “Best and Final” bids at a date and time to be confirmed.

The criteria required from interested parties in placing an offer must include:

- Confirmation of name and address of proposed purchaser
- Confirmation of offer level
- Proof of funds from Bank to confirm that adequate funds are available to complete the purchase at offer level
- Timescale to complete the purchase post acceptance of offer
- Confirmation of solicitor who will represent purchaser
- 10% deposit of agreed purchase price shall be payable upon agreement of sale
- Further information pack to be provided at this point



FURTHER INFORMATION

Inspection of the site is strictly by private appointment. For further information please contact:



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T: 028 300 50633
E: garrett.ohare@bradleyni.com

Stephen Gray, Commercial Manager
T: 028 300 50633
E: stephen.gray@bradleyni.com

Vendor's Solicitor:

Stephen Begley & Co., Solicitor
T: 028 3026 7538
E: law@sbegleyco.com

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