

FOR SALE



**FOR SALE – ON THE INSTRUCTIONS OF THE FIXED
CHARGED RECIEVER
62-64 MILL STREET, NEWRY**

- Extended former restaurant premises over two floors.
- Excellent business opportunity following refurbishment.
- Situated in a prime position in Newry City centre

028 9044 1000



WHELAN

LOCATION

The premises are located in the centre of Newry, 34 miles south of Belfast and 64 miles north of Dublin. In the 2011 census Newry had a population of 26,893.

The subject property fronts onto Mill Street, which links the town's traditional high street area of Hill Street and the shopping centres across the river on Buttercrane Quay and Albert Basin which now form the focus of Newry's retail trade. The premises occupy a prominent corner site with side views over the Newry River.



DESCRIPTION

The building comprises a substantial former restaurant complex over three levels with an extension on the ground floor. The ground floor contains a bar/restaurant area with a smoking area located to the side partially overhanging the Newry River and part covered with a retractable roof.

The first floor level houses a restaurant and small reception area. A kitchen is located at basement level with an office, the keg room, several store and prep rooms leading off. A small service yard is located at the side of the kitchen area and an entry provides access onto River Street.

Floor	Area	Area Sqm	Area Sqft
Ground	Public bar	158.75	1708.77
	Smoking area	40.8	439.16
	WCs	-	-
First	Restaurant	88.14	948.73
	Dining area with river views	35.03	377.05
	Smoking area	16.91	182.01
	WCs	-	-
Basement	Kitchen	29.11	313.33
	Kitchen ancillary and prep room	7.2	77.50
	Store	1.39	14.96
	Store	11.9	128.09
	Keg room	10.72	115.38
	Office	4.99	53.71
	WC	-	-
Total		404.94	4358.69

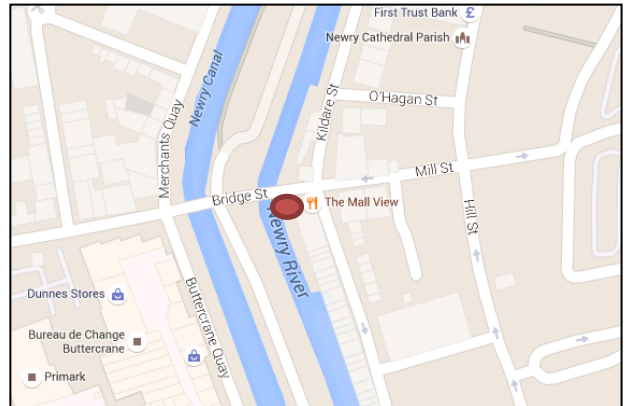
GUIDE PRICE

Offers invited in the region of £150,000.

RATES

NAV – £26,000

LOCATION



VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

VIEWINGS

by appointment through sole agents:-

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