



OK
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FOR SALE

32 Greencastle Street, Kilkeel, Newry, BT34 4BH

Retail / Office Unit extending to c. 108 sq m (1,163 sq ft)

LOCATION

Greencastle Street is centrally located in Kilkeel town centre, close to a range of shops, cafés and local amenities.

The area benefits from good footfall and convenient access to nearby parking and main routes to Annalong, Newcastle and Newry.

DESCRIPTION

The property comprises a two-storey end-terrace commercial building, formerly occupied by Mourne Stimulus Thrift Shop. It provides ground floor retail space with a kitchen and WC, and first floor office/storage accommodation with four rooms and a WC. A rear garage is accessed via the adjoining laneway.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Kitchen	c. 12 sq m	129 sq ft
Office	c. 12 sq m	129 sq ft
Retail Unit	c. 38 sq m	409 sq ft
FIRST FLOOR		
Office 1	c. 12 sq m	129 sq ft
Office 2	c. 18 sq m	194 sq ft
Office 3	c. 8 sq m	86 sq ft
Office 4	c. 6 sq m	65 sq ft
TOTAL ACCOMMODATION	c. 106 sq m	1,141 sq ft
Garage	c. 25 sq m	269 sq ft

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/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: DGF



SALES DETAILS

PRICE: £75,000
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

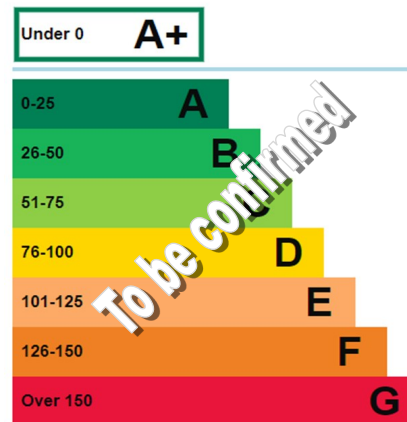
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £4,200.00

Estimated rates payable in accordance with LPS
Website: £2,523.29

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.