

FOR SALE

2 CECIL STREET / 7-8 CORRY SQUARE, NEWRY, BT35 6AW PRIME POTENTIAL DEVELOPMENT OPPORTUNITY (STPP) ON A SITE OF C. 0.5 ACRES

Lisney

Features

- Currently zoned 'Whiteland' with potential for a range of uses (subject to planning permission)
- Situated in a 'Protected City Centre Housing Area'
- Site extends to c. 0.5 acres in a prime city centre location
- Benefitting from close proximity to AI, A27 and A28 road networks

Location

The site is located at the corner of Corry Square and Cecil Street, situated in close proximity to Newry city centre, a short walk from Buttercrane Shopping Centre.

Located in Newry town centre, the site is situated 34 miles south of Belfast and 67 miles north of Dublin and benefits from strong road networks in the vicinity including the AI, A27 and A28, providing excellent access throughout the province and across the border.

Description

The site extends to c. 0.5 acres and contains two separate buildings.

Building 1:

This building is situated to the southern boundary of the site and fronts onto Corry Square.

The property comprises a 3-storey former dwelling to the front and 2-storey ancillary buildings situated to the rear, enclosed around a central courtard. These buildings total approximately 14,186 sq. ft. and benefit from 2 no. pedestrian access points on to Corry Square.

The building fronting onto Corry Square is B2 Listed under the Northern Ireland Listed Buildings Database.

B2 listing is defined as 'Special Buildings of some period of style. Some degree of alteration or imperfection may be acceptable.'

The property was Grade B2 Listed in November 1981 under listing reference HBI6/25/003A & HBI6/25/003B.

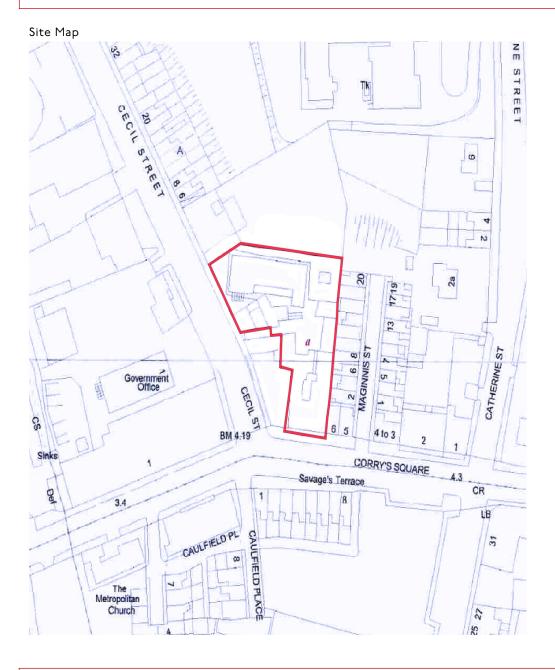
Building 2:

This building is situated to the north of the site and is accessed via vehicular gates onto Cecil Street.

We understand the property was previously used as the College catering/canteen facility, comprising a 2-storey rectangular building of approximately 8,600 sq. ft.



Building 2



Site Side View





Rear of Site

Accommodation

Building I		Sq. Ft
Front	Ground Floor	1,752
	First Floor	1,752
	Second Floor	1,752
	Total	5,256
Rear	Ground Floor	4,465
	First Floor	4,465
	Total	8,930
Building 2	Ground Floor	4,289
	First Floor	4,289
	Total	8,578



Building I - Listed Building



Building 2



© Copyright 2022 Google Maps - Image for indicative purposes only

Outline for indicative purposes only



Sale Price

£200.000 exclusive

Title

We understand the property is held by way of Freehold (Fee Farm Grant) and part possessory Fee Farm Grant dated I2th June I882. Part of the property is occupied by a possessory interest that has not been registered.

Stamp Duty

This will be the responsibility of the purchaser.



EPC

N/A

Rates Payable

NAV £51,800 Rates in the £ 2021/22 0.518970 Rates payable £26,883

Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to $\ensuremath{\mathsf{VAT}}$

Contact

Strictly by appointment with the Selling agent. For further information please contact:

Lynn Taylor 028 9050 1556 / 078 13020 181 ltaylor@lisney.com

or

Roddy Main 028 90501 569 / 07938 483 496 rmain@lisney.com

Further information is available at www.lisney.com



The Directors of Lisney 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 intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.