

16 UPPER
WATER STREET
NEWRY

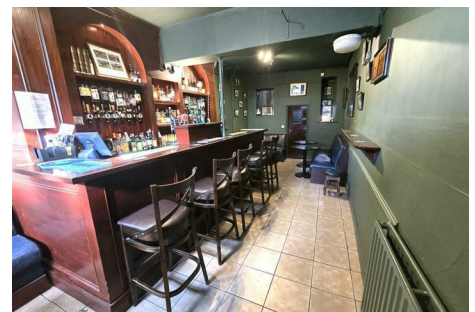
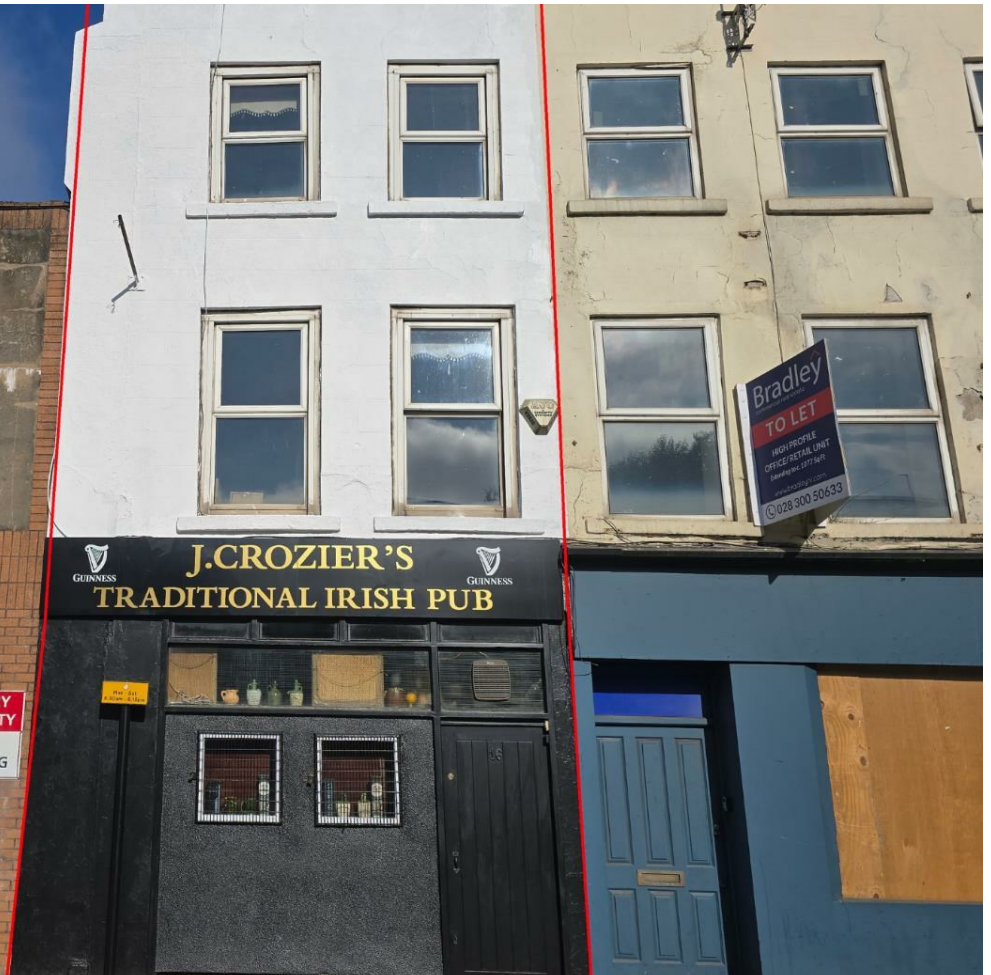
CROZIER'S

What's on offer

A rare opportunity to acquire a fully operational public house with accommodation. Excellent potential for redevelopment subject to planning.

Agents

Bradley
www.bradleyni.com



16 Upper Water Street
, Newry, BT34 1DJ

£294,950

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, Newry, BT34 1DJ



WHAT'S ON OFFER

DESCRIPTION

LOCATION

FIXTURES AND FITTINGS

KEY FEATURES

NAV

VIEWING DETAILS/ FURTHER INFORMATION

Living Accommodation

Living Room

8'9" x 12'5" (2.69m x 3.80m)

W.C

7'10" x 7'0" (2.40m x 2.15m)

Kitchen/ Dinning Room

8'9" x 18'7" (2.69m x 5.68m)

Living Room 2

9'10" x 13'0" (3.02m x 3.97m)

Bedroom 1

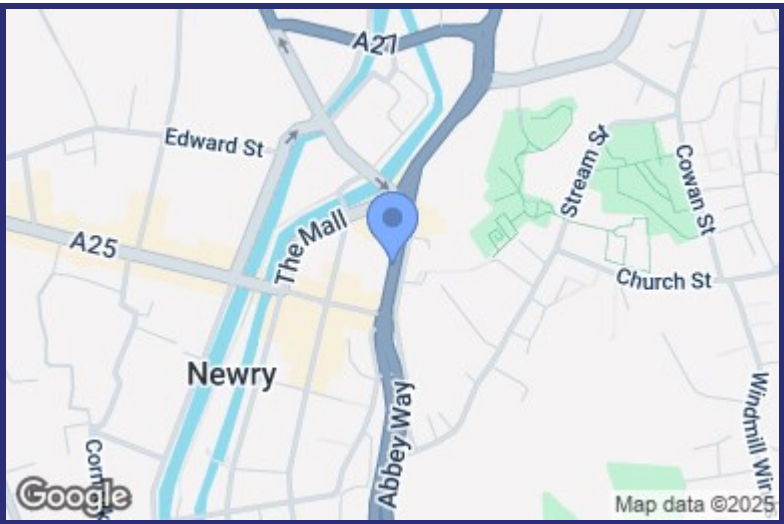
10'3" x 13'0" (3.13m x 3.98m)

Bedroom 2

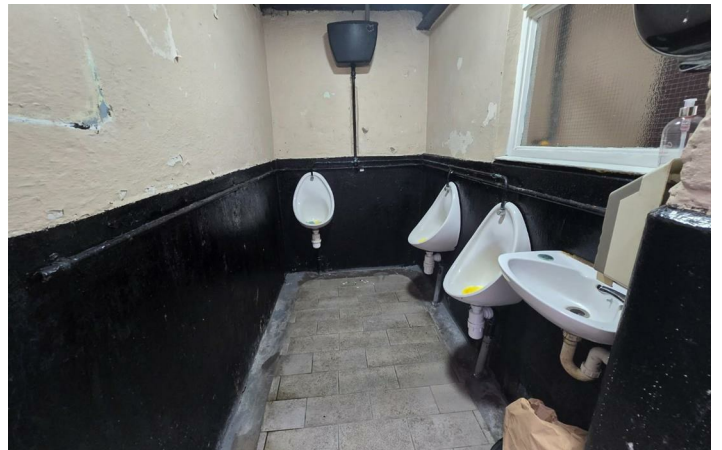
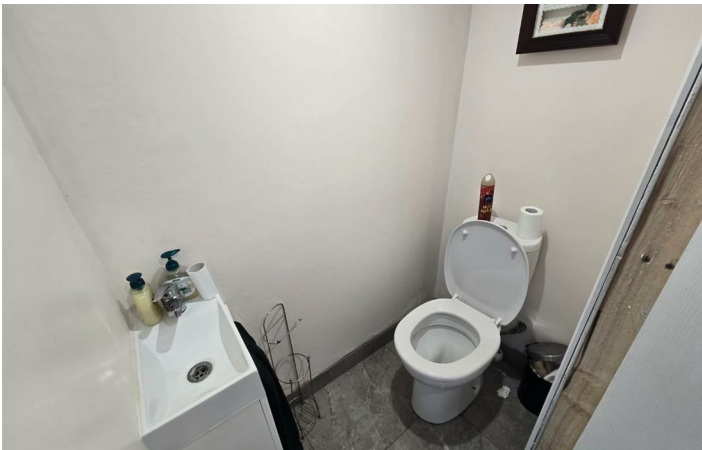
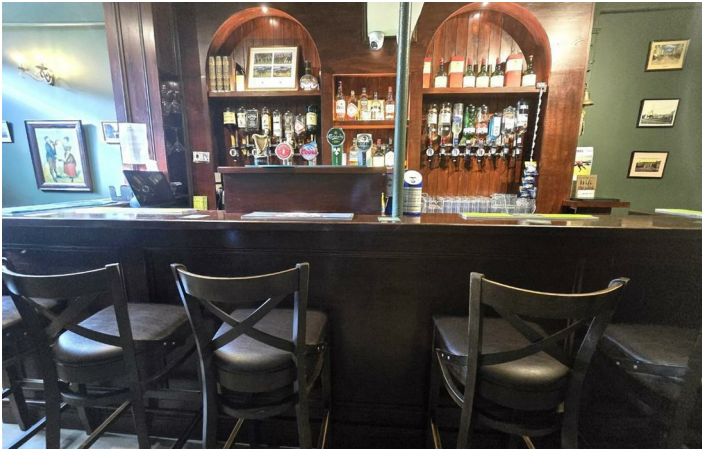
10'3" x 12'11" (3.13m x 3.94m)

Bedroom 3

7'4" x 13'0" (2.25m x 3.98m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



Floor Plan



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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