



25 Duke Street

Warrenpoint, Newry, BT34 3JY

£7,000 Per Annum

Located in the heart of the lively town of Warrenpoint, this commercial property on Duke Street offers a fantastic opportunity for both entrepreneurs and investors. Known for its scenic beauty and strong community spirit, Warrenpoint provides an ideal setting for a wide range of business ventures.

Positioned on a busy and well-frequented street, the property benefits from excellent visibility and steady footfall—key ingredients for business success. The town's friendly atmosphere and stunning coastal surroundings create a unique backdrop for professional growth.

The property itself is highly versatile, suitable for everything from a charming café or boutique store to a modern office space. Its spacious, flexible interior allows you to tailor the environment to suit your business vision. With nearby amenities and services close at hand, it's a convenient spot for both customers and staff.

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- Electric Roller Shutters
 - Kitchenette
 - Oil fired central heating
- Carpet and Wooden floor coverings.
 - Attic storage
 - Data trunking
- WC
 - Yard to rear

ADDITIONAL INFORMATION

LOCATION


SPECIFICATIONS

TERMS

NAV

VIEWING DETAILS/ FURTHER INFORMATION

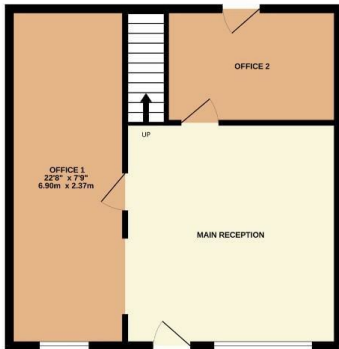


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 

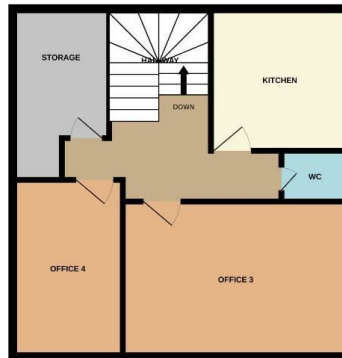


Floor Plan

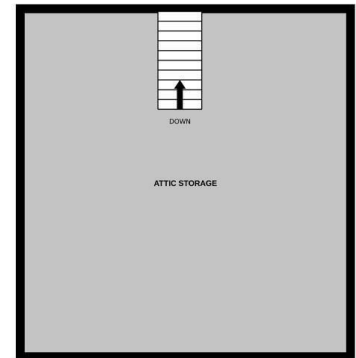
GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1545 sq.ft. (143.6 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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With multiple offices and a leading marketing team, we will make sure that you get the very best result.

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