

FOR SALE

# 11 The Harbour

Kilkeel, Co. Down, BT34 4AX

Standalone Warehouse & Distribution Unit

savills



# Location

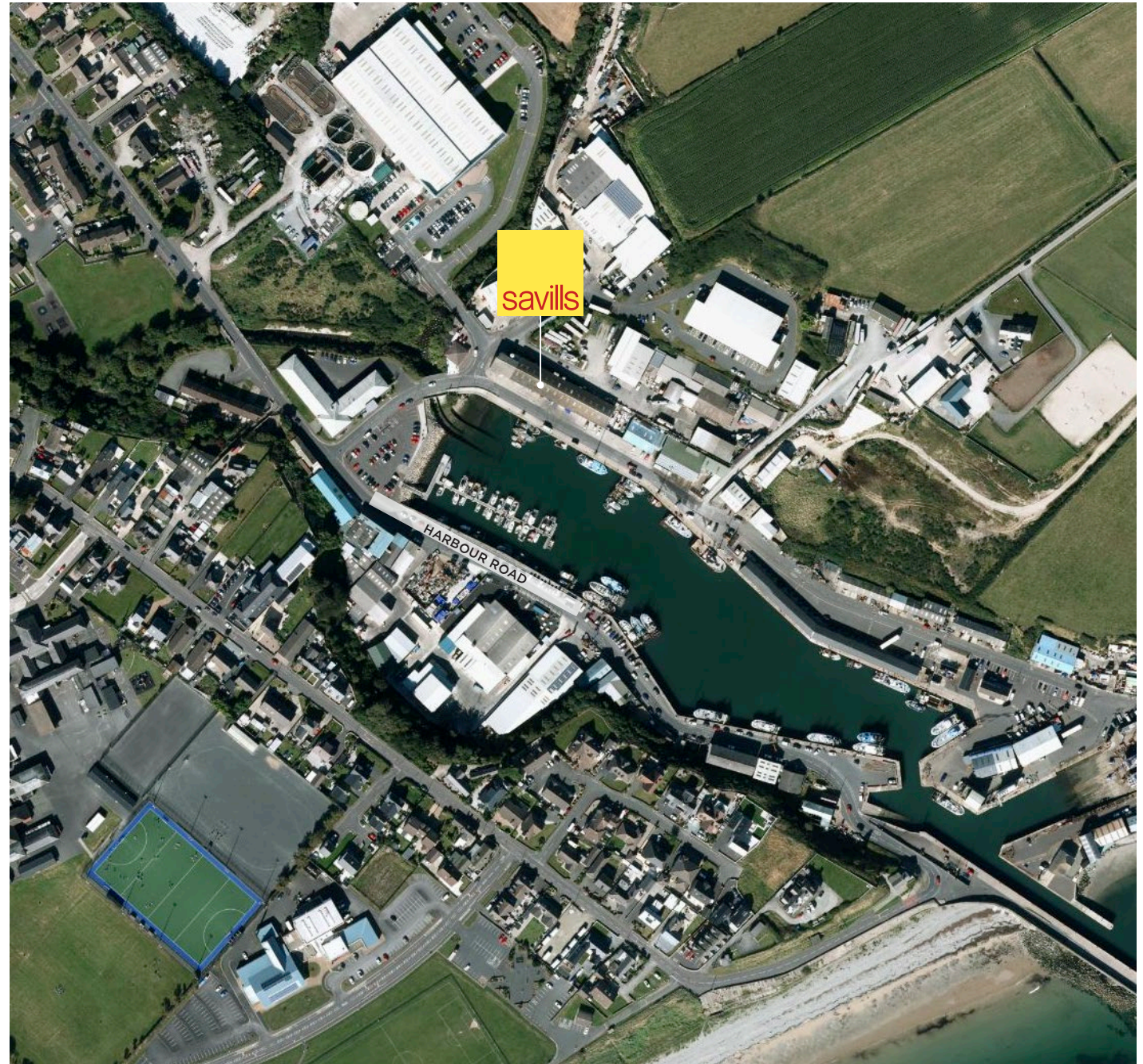
Kilkeel is a coastal town located in County Down approximately 19 miles south-east of Newry, 13 miles south of Newcastle and 45 miles south of Belfast.

The town has a busy harbour and provides a wide range of shops and local amenities with the picturesque Mourne Mountains, Silent Valley Reservoir Park, Carlingford Lough and the Royal County Down Golf Club all nearby.

The subject is located in the heart of Kilkeel Harbour, an established commercial location with a number of high profile occupiers in the immediate vicinity to include T H Nicholson, Mourne Seafood, NIFHA, Rooney Fish, Young's, Collins Aerospace and Kilkeel Fuels.

The location offers reasonable transportation links.

- Belfast International Airport - 58.5 miles
- Belfast City Airport - 53.5 miles
- Belfast Port - 54.7 miles
- Dublin Airport - 78.2 miles
- Dublin Port - 83.4 miles



# The property

The subject comprises a standalone warehouse, previously used as a fresh fish and shellfish packing factory with ancillary office accommodation set on a site of 0.3 acres.

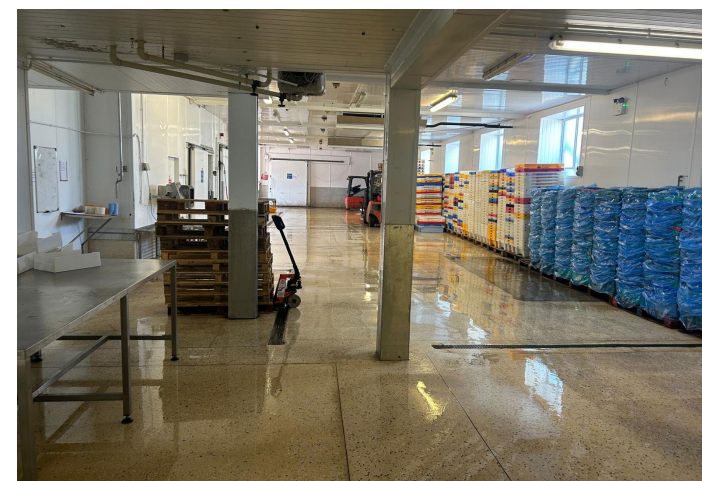
The property is of portal frame construction with the external walls rendered and pebbledashed with the roof over pitched and overlaid in double skin sheeting.

The warehouse/packing area is accessed off the yard via a roller shutter access point.

The unit is currently divided into up into various rooms, to include a cold room and chill store. Externally the building benefits from a sizeable yard area which is overlaid in concrete hardstanding.



Set on a self-contained site of 0.3 acres.



# Accommodation

| Description  | Sq Ft         | Sq M         |
|--------------|---------------|--------------|
| Ground       | 12,992        | 1,207        |
| First Floor  | 8,973         | 834          |
| <b>Total</b> | <b>21,965</b> | <b>2,041</b> |

Please note these floor areas are as per the original architects measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



# Further information

## BASIS OF SALE

The property is being offered for sale by way of Private Treaty.

## EPC

D80. Full EPC certificate available on request.

## GUIDE PRICE

Offers over £700,000 exc.

## RATES

We have been advised by the Land and Property Services of the following rating information:

## VAT

All prices, rentals and outgoing are quoted exclusive of VAT.

|                   |         |
|-------------------|---------|
| Net Annual Value: | £39,630 |
|-------------------|---------|

|                                  |         |
|----------------------------------|---------|
| Estimated Rates Payable 2025/26: | £23,809 |
|----------------------------------|---------|

## CONTACT



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