

For Lease

**22 Fair Street,
Drogheda,
Co. Louth.**



Description:

The property comprises a three storey mid terrace unit above basement, with the ground, 1st and 2nd floors have been used for commercial use. The basement, which has independent access, is not part of the Lease. The ground floor comprises a rectangular shaped unit with wooden floors; heating is via oil fired central heating. The property is in good decorative order. The main bathroom is on the first floor return.

Location:

The property is situated on the southern side of Fair St. c.20m from the junction with Duke Street. Professional people operate the majority of properties on this street Drogheda is an expanding provincial town with a population in the region of 30,000 people, expected to rise to 70,000 by 2012 (Source; Louth County Manager). As a regional centre, Drogheda provides the services and facilities expected of Dublin satellite town.

Services:

All main services are attached to the building

Title:

Lease available for 4 years 9 months

Zoning:

The property is zoned T.C. in the Drogheda Borough Council Development Plan 2005-2011 "to protect and enhance the special physical and social character of the existing town centre and to provide for new improved town centre facilities and uses"

Directions:

Go from West Street in Drogheda to Peter Street, turn left at the top of Peter Street and move into Fair Street, the property is on the left hand side of the Street.

Price:

The price guide is €35,000 p.a.

Accommodation:

The approximate net internal measurements are as follows;

	M.Sq.	Sq.ft.
Ground Floor (2 Rooms)	59	636
1 st Floor return (bathroom)	2.60	28
First Floor (2 Rooms)	64	690
Second Floor (3 Rooms)	60	650
Total	185.6	2,004