

FOR SALE BY PRIVATE TREATY



COMMERCIAL UNITS AT MAGDALENE STREET, DROGHEDA, CO. LOUTH

Situation:

The property occupies a dominant site in Drogheda on Magdalene street close to the town centre and benefits from a high volume of pedestrian and vehicular traffic.

Drogheda is situated in the rapidly developing northeastern corridor between Dublin and Belfast and is experiencing unprecedented development particularly in the retail sector.

The Town has a population in excess of 30,000 people and there are 230,000 people within a 30-minute drive of the Town. Drogheda has benefited greatly from the improvements in infrastructure and there are further improvements proposed in this area.

DESCRIPTION:

An tSean Mhardagh is a new exclusive development ideally located on Magdalene street in Drogheda town centre. The development is only minutes walk away from West St., Scotch Hall and the new Laurences centre.

We offer a total of 730sq.m (7860 sq.ft) of high profile ground retail space with a further 350sq.m (3780 sq.ft) of first floor space. The units are available for immediate occupation. Plans and details available from the agent.

Block	Floor	Unit	Description		Area	
					M ²	Sq.ft
B	Ground	B/101	Retail Unit	103.3	1,112	
		B/104	Retail Unit		83.1	894
		B/105	Retail Unit		59	635
	First	B/202	Office	97.8	1,053	
	Second	B/306	Office	74.3	800	
		B/307	Office	56.1	604	
C	Ground	C/103	Retail Unit		189.9	2,044
		C/104	Retail Unit		134.4	1,447

Please note: Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein. Maps/plans/illustrations are for illustration purposes only and are not to scale

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