

**For Lease**

**Main Street,  
Duleek,  
Drogheda,  
Co. Meath.**



**Description:**

The property occupies a prominent corner site in the heart of Duleek Village, which benefits from a high volume of pedestrian and vehicular traffic.

The first floor unit measures 202 square metres (2,180 sq.ft.) and benefits from front and rear access. The unit is rectangular in shape and incorporates kitchen and toilet areas. There is a yard to the rear which measures 58.5 square metres (630 sq. ft.). The position and size of this property make an ideal business opportunity for a range of uses, subject to the appropriate planning.

#### **Location:**

Duleek has experienced strong growth in the past few years with further development planned for the area. It is located approximately 7.50 kilometres southwestern side of Drogheda and 5 kilometres from the motorway (M 1) interchange.

#### **Services:**

Main services connected to property include water, sewerage and electricity

#### **Title:**

A Lease period of 4 years 9 months is proposed.

#### **Zoning:**

Zoned "B 1" in the Meath County Development Plan 2001 "to protect and enhance the special physical and social character of the existing Town Centre and to provide and improved town centre facilities"

#### **Directions:**

Travel west from Drogheda on the Duleek Road (R152), turn left after about 7 kilometres and the property is on the right hand side of the road as you enter the Village

#### **Price:**

Price guide €25,000 pa

#### **Other:**