

## For Sale by Assignment

### “Marble House” Tullyallen, Drogheda, Co Louth.



#### Description:

The property comprises of a take away unit on the ground floor. The unit has good frontage onto the main shopping area in Tullyallen. There is ample on street car parking available and there are a number of shop units plus a supermarket adjoining this Unit.

The Unit is fully fitted in a turn key condition and we understand that it complies with all Health Board Regulations. It measures approximately 74.30 M.Sq. (800 sq.ft.)

#### **Location:**

The property is situated at the Tullyallen Shopping Complex. The present Tenant has run a very successful business at the premises for the past two years of years and there is an established clientele built up.

#### **Services:**

The mains services supplied and connected to the property include water, electricity, drainage and gas.

#### **Title:**

A 35 Lease available was taken out with the property on the 1<sup>st</sup> March 2007 with rent reviews every 5 years. The current passing rent is €16,000 p.a.( exclusive of vat).

#### **Zoning:**

The property is zoned "Mixed Village Centre Uses-Z1" in the Louth Council, Local area Plan for Tullyallen

#### **Directions:**

Go to the Tullyallen Shopping Complex and you will notice the Unit adjoining the Supermarket and Butchers.

#### **Price:**

Excess of €80,000

#### **Other:**

#### **Please note;**

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