

For Sale by Assignment

Unit 5,
Wheaton Hall Shopping Centre,
Dublin Road,
Drogheda,
Co. Louth



Description:

The ground floor unit measures 5.157 meters by 14.457 meters deep, total 74.50 square meters. The unit is Self contained and is presently being used as a Video Store. It is in a "turn key" condition and the sale includes fixtures and fittings. This property is part of the very successful "Wheaton Hall Shopping Centre".

Location:

The property is a ground floor unit located in the centre of this busy shopping centre. The unit is close to the town centre and lies on the southern end of the town. This side of the town is expanding at a rapid rate in both the residential and retail area.

Drogheda is situated in the developing northeastern corridor between Dublin (50 Kilometers) and Belfast (100kilmotres). The town is experiencing unprecedented development, particularly in the retail sector. Drogheda has a population in excess of 30,000 and the population is expected to grow to 75,000 by the year 2020, per the N.S.S plan.

Services:

The mains services supplied and connected to the property water, sewerage and electricity.

Title:

25-year F.R.I. lease from 4th October 1999 with 5 yearly rent reviews. The current passing rent is €22,800 per annum.

Zoning:

Zoned NC in the Drogheda Borough Council 2005-2011 “to protect for and improve Local Shopping Facilities in order to create and retain a vibrant sustainable Neighbourhood Centre to serve Primary Local Needs”

Directions:

Take the Dublin Road out of Drogheda, pass under the railway bridge and take the second turn on the left hand side of the road, the centre is then on the right hand side of the road.

Price:

The Unit is being sold as a going concern with a guide price of €60,000; turnover figures will be available to genuine enquiries

Other:

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