

Retail

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For Sale

4-5 Clanbrassil Street, Dundalk, Co Louth



- Prime High Street Retail Unit available
- Ground floor retail approx. 605 sq m (6,517 sq ft)
- 3 storey building located in a prominent position

BER C2

Savills Dublin

32 Molesworth Street, Dublin 2

01 618 1300

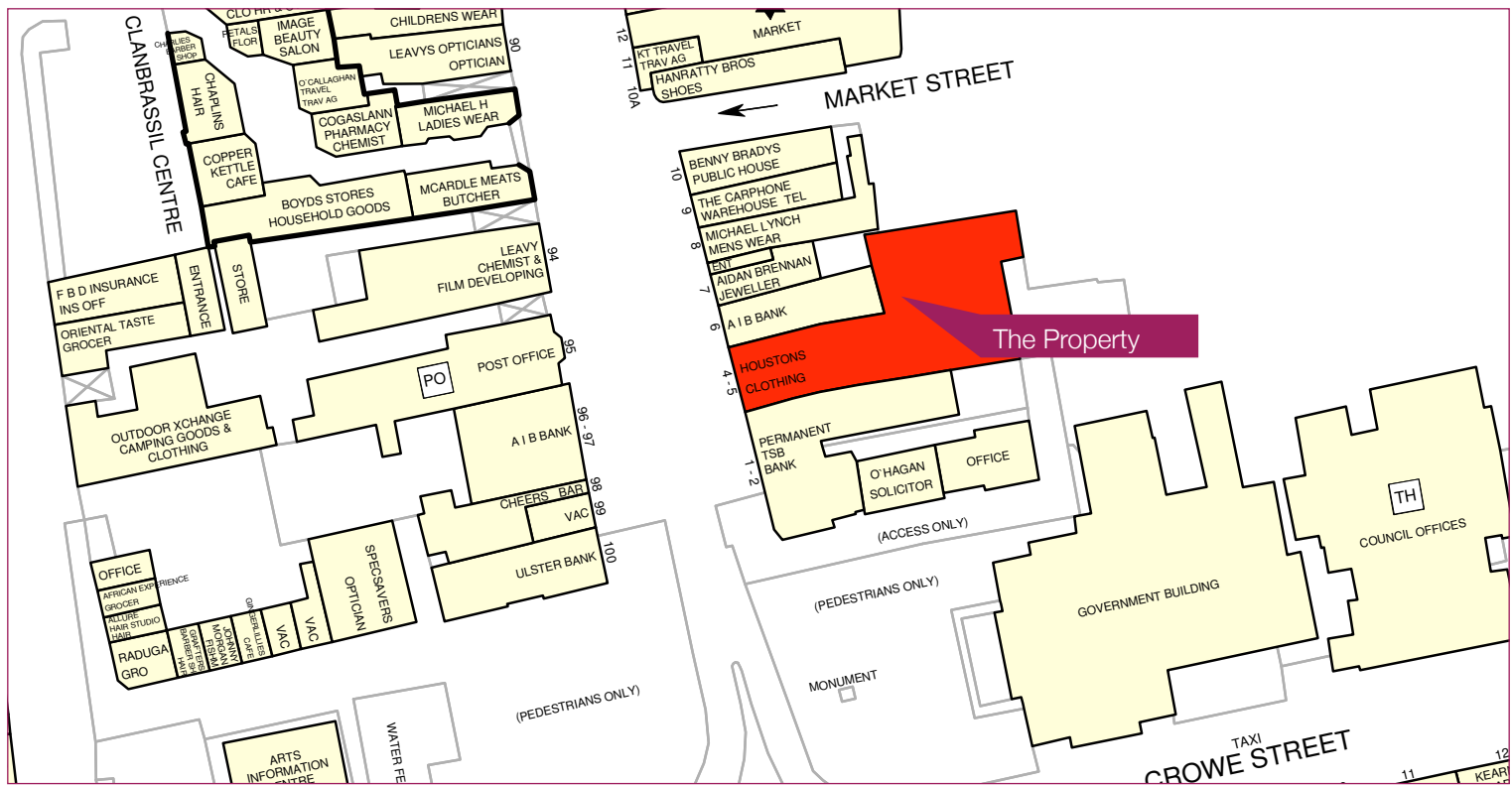
Tegan White (01 618 1492) tegan.white@savills.ie

CBRE

Connaught House, 1 Burlington Rd, Dublin 4

01 618 5500

Paul McCoy (01 618 5500) paul.mccoy@cbre.com



Location

The unit is located on Clanbrassil Street, one of the main shopping thoroughfares of Dundalk, close to Market Square and Earl Street. Dundalk is located off the M1 Dublin to Belfast motorway, which runs between Dublin and Belfast. The property occupies a prime position in Dundalk opposite An Post and AIB.

Description

The property is a 3 storey mid terrace building with prominent frontage onto Clanbrassil Street, benefiting from a high level of passing trade.

Accommodation

Ground floor	605 sq m (6,517 sq ft)
First Floor	69 sq m (748 sq ft)
Second Floor	68 sq m (734 sq ft)
Total	742 sq m (7,999 sq ft)

Title

The property is held under a long leasehold for a term of 999 years from 25th March 1837 subject to an annual rent of approx. €5,000 pa.

Viewing

Strictly by appointment of the joint selling agents.

BER Certificate

BER Code: C2

BER No.: 800159089

Energy Performance Indicator: 885.87 kWh/m²/yr.1.28

Further Information

For further information, please contact the joint selling agents.

Tegan White
01 618 1492
tegan.white@savills.ie

Paul McCoy
01 618 5500
paul.mccoy@cbre.com

Selling Agents

Savills
32 Molesworth Street, Dublin 2
+353 (0)1 618 1300
savills.ie

CBRE
Connaught House, 1 Burlington Road, Dublin 4
+353 (0)1 618 5500
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