



Investment Sale: 80 West Street & West End House with Lands to the rear of West Street, Fair Street and Scholes Lane, Drogheda, Co. Louth



The Property

- Mixed use portfolio comprising of retail, office and residential located on West Street and lands to the rear.
- The property is currently part occupied with a total rental income of €90,264 per annum.
- Total site size of approximately 0.5 acres.
- The property is zoned 'Town Centre' under the Drogheda Development Plan 2011 – 2017. The current development plan has expired.

Location

The portfolio of properties is located on West Street, and Scholes Lane in Drogheda Town Centre. There is also a portion of derelict lands to the rear of West Street, Fair Street and bound to the west by Scholes Lane.

Drogheda is located approximately 56 km north of Dublin and 120 km south of Belfast, with close proximity to the M1 Motorway network, thus connecting Northern Ireland to Dublin City, Dublin Port, Dublin Airport and the M50 Motorway. Junction 10 on the M1 Motorway is approximately 3.8 km away from the subject property. Drogheda Town has excellent transport links with regular train and bus routes.

Furthermore, in the immediate vicinity, there are several shops, restaurants and cafes within close proximity.



The Opportunity

The property for sale comprises a portfolio of mixed use assets located on West Street and Scholes Lane with derelict lands to the rear. The portfolio is a mix of a 2 bed residential apartment, offices and retail. The asset also has three protected structures onsite. Given the property's central location in Drogheda, it makes this an ideal opportunity for a high street retail led scheme.

The lands are currently zoned 'Town Centre' under the Drogheda Development Plan 2011 – 2017. The plans have since expired however "Town Centre" can be defined as "To protect and enhance the special physical and social character of the existing town centre and to provide for new and improved town centre facilities and uses".

The property has an annual income of €90,264 with the tenants' remaining in situ after the sale.

Schedule of Accommodation

Accommodation	Occupied	Total (SQ M)	Total (SQ FT)
80 West Street	Yes	270	2,906
84 West Street	Yes	306	3,289
Scholes Lane	Yes	370	3,983
Total		946	10,183



There are also a number of vacant land plots at the following addresses:

- Walled, paved garden to the rear of Bells court
- Land to the rear of 80 West Street to include a derelict building
- Former garden restaurant site, former public toilets and associated land.

The size of the entire subject site is approximately 0.5 acres.

Tenure

Held under a Freehold Title. Folio number is 37719F.

Protected Structures

There are three protected structures located within the subject property:

1. DB-241: West End Arcade - Elliptical headed arch of channelled limestone ashlar in rubble masonry wall.
2. DB-243: 80 West Street - Two-bay, three-storey house with shopfront.
3. DB-284: 84 West Street - Three-bay, three-storey house with pedimented windows to first floor and round-headed doorcase built c. 1820.

Service Charge

There is no service charge for the property.

Services

We have assumed that all services, including electrical, water and drainage are available to the property.





Guide Price

Price on Application.

Viewings

Viewings strictly by appointment with the joint agents, Cushman & Wakefield and Robt. B. Daly & Son Ltd.

BER Rating



Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

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