

The Republic of Ireland  
**Ulster Bank**  
PORTFOLIO

# FOR SALE FREEHOLD

## 104 WEST STREET, DROGHEDA

- Prime Freehold opportunity located in Drogheda, Co. Louth
- Suitable for a variety of uses, subject to planning
- Extends to a total area of approximately (NIA) 287 sq m (3,092 sq ft) over four levels

104 West Street, Drogheda, Co. Louth, A92 R1VF



**BER E2**

**CUSHMAN &  
WAKEFIELD**

# LOCATION



# DESCRIPTION

The property comprises an exceptional four storey end-terrace building, extending to approximately 287 sq m (3,092 sq ft) in total. The property comprises of basement to second floors. The basement contains storage space. The ground floor contains the main retail/office space. The first floor contains offices, kitchen and W/C. The second floor contains offices, storage room and W/C.

# FLOOR AREA (NIA)

Description	Sq. M	Sq. Ft
Basement	57.5	618
Ground Floor	124	1,337
First Floor	75.5	812
Second Floor	30	325
<b>Total</b>	<b>287</b>	<b>3,092</b>

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

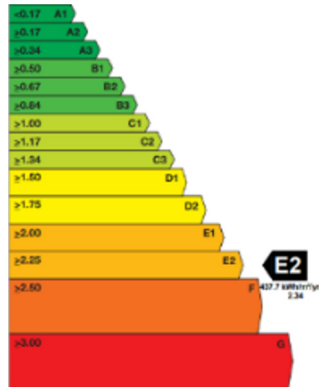


### Tenure

- The property is held freehold title.
- The property is available with full vacant possession.

### Commercial Rates

We are advised rates payable for 2023 are €9,587 per annum however interested parties are advised to make their own enquiries.



BER: E2  
BER No: 800899130

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### Guide Price In excess of

# €370,000

### Viewing by appointment only

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