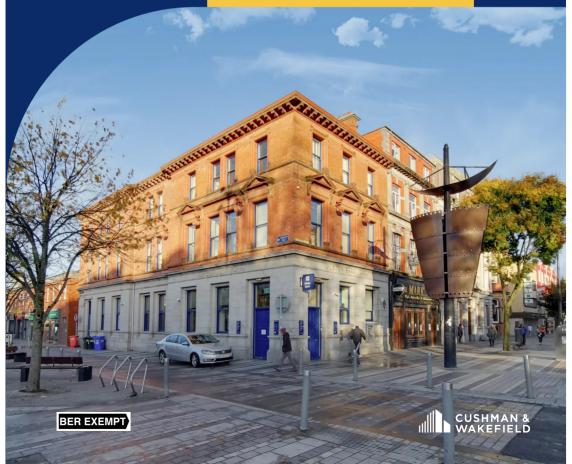The Republic of Ireland

Ulster Bank
PORTFOLIO

FOR SALE
FREEHOLD
100 CLANBRASSIL
STREET, DUNDALK

- Prime Freehold opportunity located in Dundalk
- Suitable for a variety of uses, subject to planning
- Extends to a total area of approximately (NIA) 380.5 sq m (4,095 sq ft) over three levels
- This building is a protected structure

100 Clanbrassil Street, Dundalk, Co. Louth, A91 WP57

BER EXEMPT

CUSHMAN &
WAKEFIELD

LOCATION

54.004704423189004,
-6.402481279557732

The property is situated in Dundalk which is a town at the mouth of Castletown River in County Louth. Dundalk is situated approx. 34km north of Drogheda and approx. 23km south of Newry. There are over 170,000 people living within a 30 minute drive of Dundalk (2021 MBR).

The property is located on Clanbrassil Street on the northern side of Market Square adjacent to Specsavers and Dundalk Tourist Information Office. Other nearby occupiers include Lidl, H&M and Penney's.

DESCRIPTION

The property comprises an exceptional three storey end-terrace building, extending to approximately 380.5 sq m (4,095 sq ft) in total. The property comprises of ground to second floors. The ground floor contains the main retail/ office space, storage rooms and W/C. The first floor contains offices, storage rooms, kitchen and W/C. The second floor contains offices, storage rooms and W/C.

FLOOR AREA (NIA)

Description	Sq. M	Sq. Ft
Ground Floor	146	1,573
First Floor	133.5	1,436
Second Floor	101	1,086
Total (NIA)	380.5	4,095

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
€9,870 per annum however interested parties
are advised to make their own enquiries.

BER Exempt

Guide Price In excess of

€500,000

Viewing by appointment only

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