

# REA

# GUNNE PROPERTY



Town centre offices – Short term tenants not affected

**FOR SALE BY PRIVATE TREATY**

1 Francis Street  
Dundalk  
County Louth

Asking: €120,000

**BER E1**

## LOCATION

Sited at the junction of Francis Street & Earl Street, beside a parade of recently refurbished retail units, this excellent town centre location is popular with solicitors, accountants, medical and other professionals. Close to banks, the Courthouse, restaurants, shops and all town centre amenities.

## SPECIAL FEATURES

- Dual cassette air con system
- Fire doors throughout
- Save energy units on each floor

## ACCOMMODATION

### FIRST FLOOR

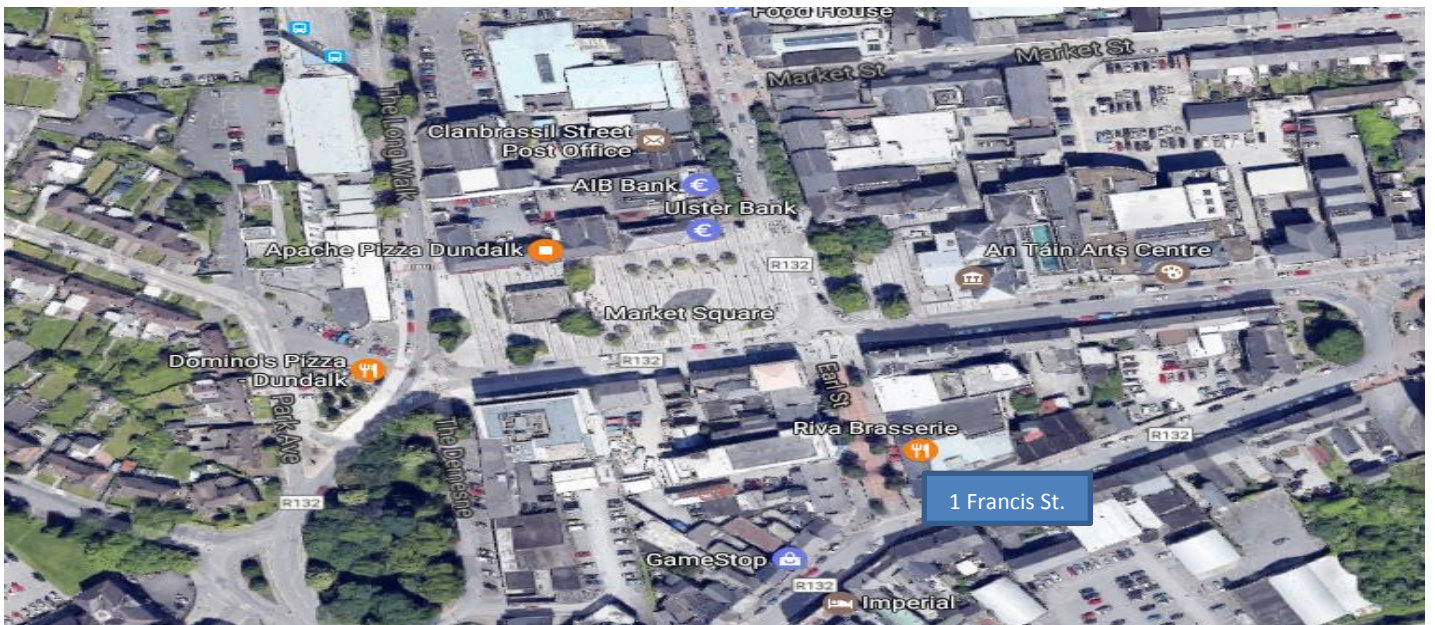
Office	c.4.92 m. x 4.40 m.
Office	c.3.42 m. x 3.60 m.
Bathroom, W.C. & Kitchenette	c.4.65 m. x 2.15 m.

### SECOND FLOOR

Office	c.3.00 m. x 4.33 m.
Interconnection to Office	c.3.05 m. x 4.38 m.
Office	c.3.65 m. x 3.40 m.

### THIRD FLOOR

Office	c.2.40 m. c 1.86 m.
Office	c.3.30 m. x 4.41 m.



## TENANCY

The property is being sold with short term tenancies in place. Expiring December 2017 and March 2018.

## VIEWING

Strictly by appointment with the sole Agents.

### Contact Negotiator:

**Michael Gunne, MRICS, MSCSI**

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### Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.