

REA

GUNNE PROPERTY



RARE OPPORTUNITY TO TRADE FROM A PROVEN DEVELOPMENT AND AN UNRIVALED LOCATION AND SURROUNDED BY NUMEROUS HIGH DENSITY RESIDENTIAL DWELLINGS

FOR LEASE - 10 No. 1,500 sq ft retail outlets forming part of:

“DUNNES STORES”
NEIGHBOURHOOD CENTRE,
INNER RELIER ROAD,
DUNDALK,
CO. LOUTH.

POA

BER C3

LOCATION

Comprising a parade of 10 No. architecturally designed retail units constructed within a modern and aesthetically attractive building with superb glass shop fronts, this high-profile development is anchored by a thriving flagship "Dunnes Stores" grocery store. With frontage onto the very busy Dundalk inner relief road and at a very busy roundabout providing ease of access to the subject development, Dundalk Retail Park and Dundalk town, this busy neighbourhood centre takes further patronage from its exact location amidst Dundalk's most densely populated residential area. "Dunnes Stores Neighbourhood Centre" is also located opposite "Dundalk Retail Park" which boasts a multitude of branded and complimentary occupiers including bulky goods retail, Gymnasium, KFC drive thru and a modern "Omniplex" multi-screen cinema. There is currently a planning application lodged for a major fuel station directly opposite the subject units. Already a thriving development, the overall scheme benefits from free customer carparking at both surface and underground level. The location and superb surrounding road infrastructure also captures customers travelling from Dundalk to Blackrock as well as Dublin - Belfast and is recognised as a location that guarantees high levels of custom for suitable end users.

PERMITTED USES INCLUDE

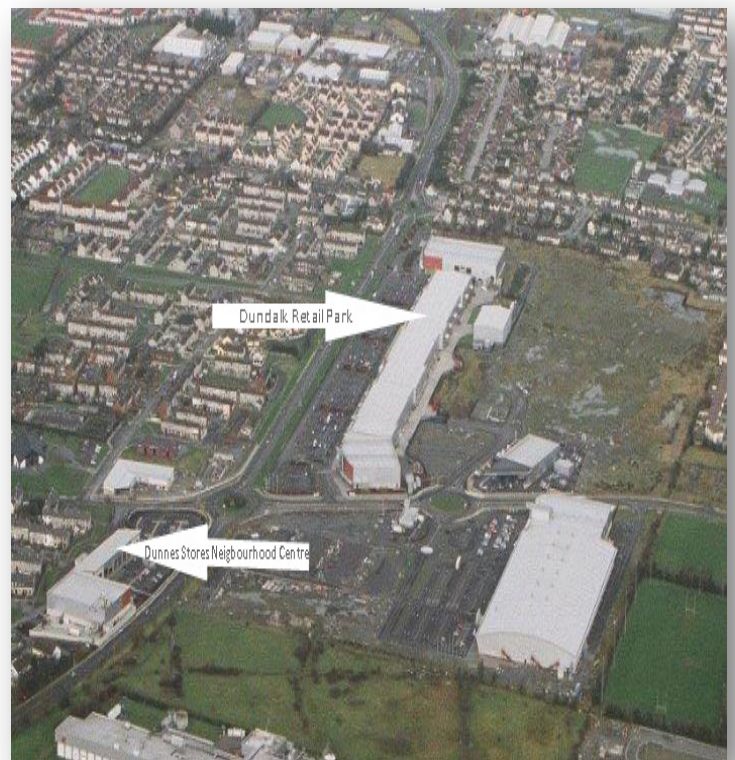
Pharmacy	-	RESERVED
Medical GP centre	-	RESERVED
Hair Salon	-	RESERVED
Coffee shop/Café	-	RESERVED
Beauty Salon	-	Available
Restaurant	-	Available
Post office / bank	-	Available
Dry Cleaners / laundrette	-	Available
Credit Union	-	Available
Leisure / Gymnasium	-	Available

CONTACT NEGOTIATORS FOR A MORE DETAILED BREAKDOWN OF PERMITTED USES AND TERMS

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.

Below is a selection of complementary Branded names trading from adjoining "Dundalk Retail Park"



Aerial view of Neighbourhood Centre and Retail Park

VIEWING

Strictly by appointment with the sole letting Agents.

Contact Negotiator:

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