

REA

GUNNE PROPERTY



COMMANDING 3-STOREY SELF CONTAINED TOWN CENTER PROPERTY COMPRISING c.1,500 SQ.FT. OPEN PLAN RETAIL ON GROUND FLOOR AND SUITABLE TO A VARIETY OF USES WITH IDEAL LEASE TERMS AVAILABLE, SUBJECT TO PLANNING AND A SUITABLE END USER.

FOR LEASE

82 Park Street,
Dundalk,
County Louth.

ERV: POA

BER C3

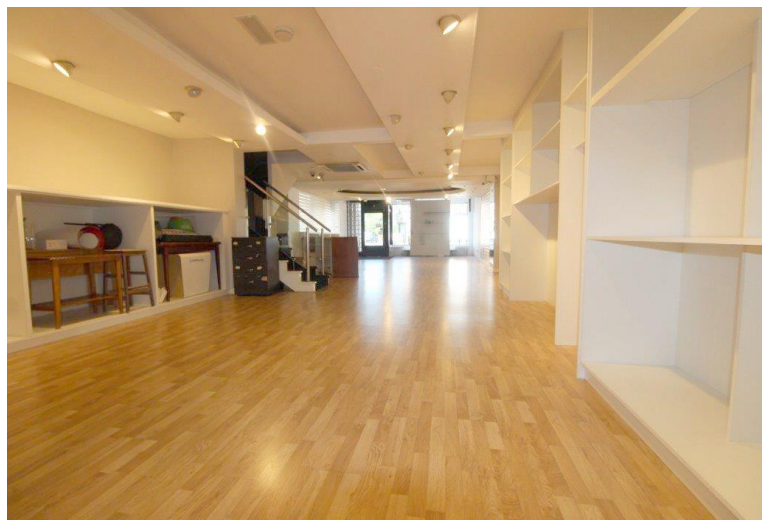
DESCRIPTION

82 Park Street comprises a commanding town centre three storey self contained commercial building in superb condition and has the size, open plan layout and location to suit a multitude of uses and is in turn key condition due to a substantial investment a number of years ago. The overall also benefits from a delivery entrance off "Riverlane" which is ideal for trading as a restaurant, coffee shop or any other food related use. The property also has the benefit of a 3-Phase electrical supply for reducing running costs for the aforementioned. The current planning on the ground floor is retail and alternatively terms can be agreed to a suitable end user subject to a change of use. Rarely does a building of this stature come to the open market on the "Golden Mile" that is suitably constructed and laid out to cater for a new business that can take patronage from the numerous complimenting neighbouring activities.



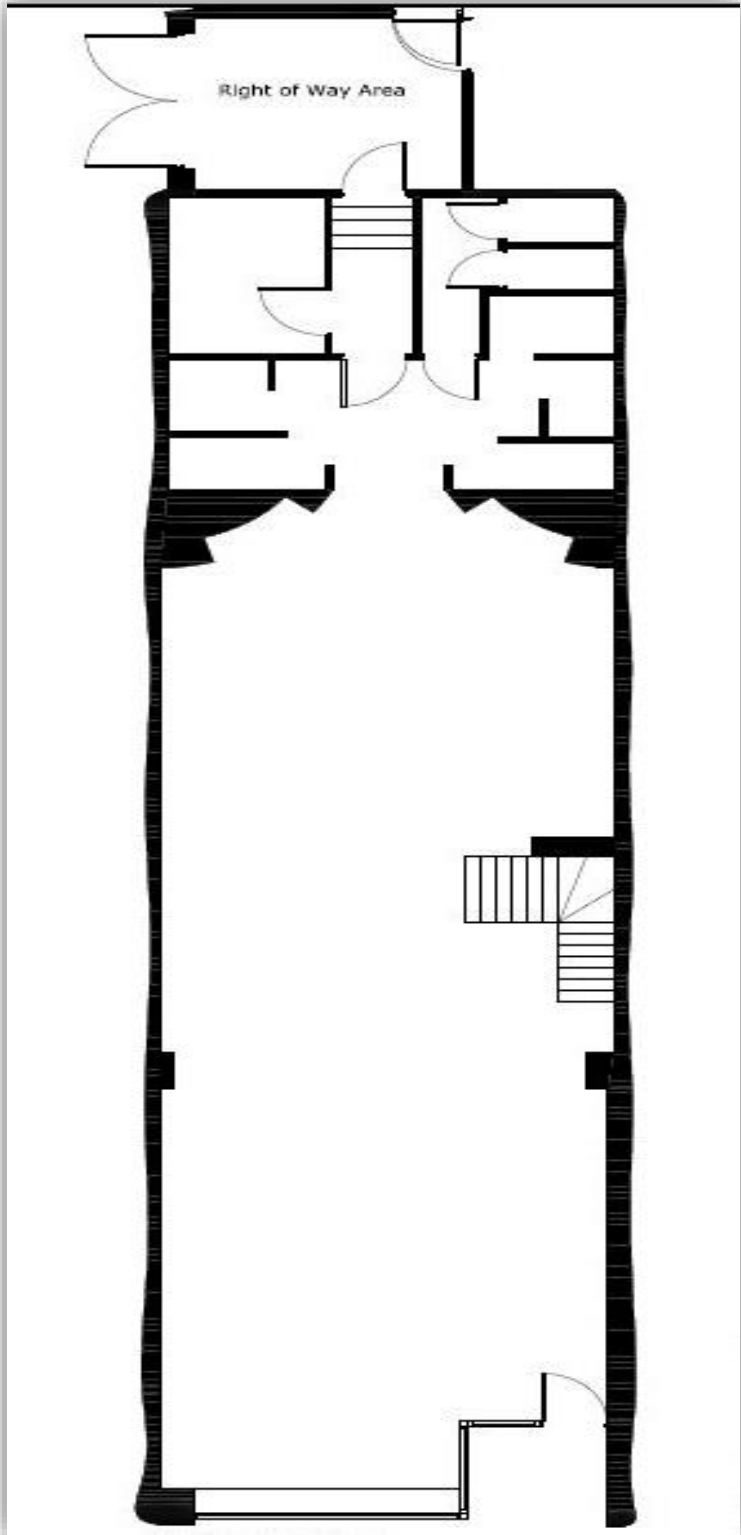
FEATURES

- Prime Town Centre Location.
- Self Contained Over 3 Floors
- Secure Rear Delivery Access
- Open Plan Generally Throughout
- 3-Phase Electrical Supply.
- Excellent Fit Out Suitable to Most Uses
- Located Adjacent Substantial Retail Facility / Development Site currently on Market
- Long Term Lease & Subject to Planning Available to a Suitable End User To Compliment Neighbouring Nite Life Entertainment Sector on the "Golden Mile" For Bars, Restaurants & Nite Clubs.

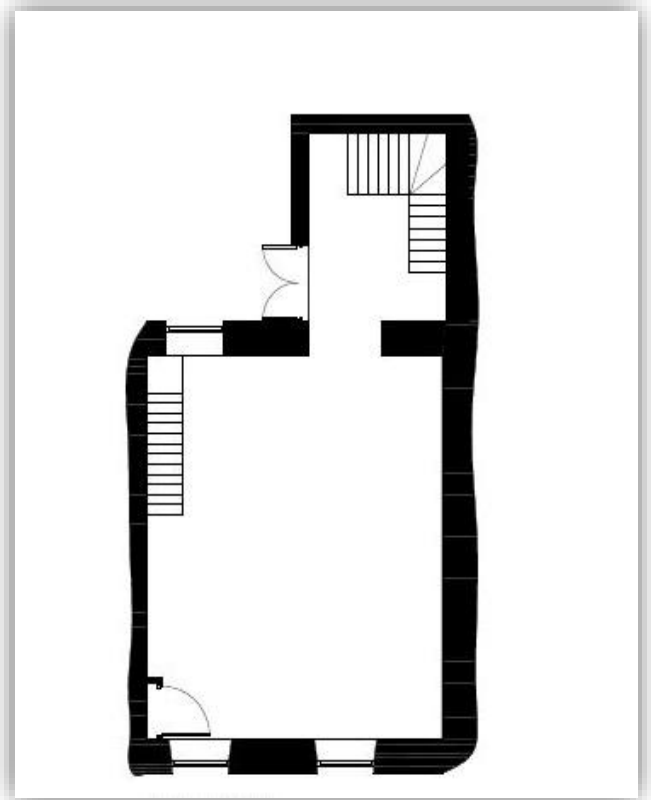


ACCOMODATION

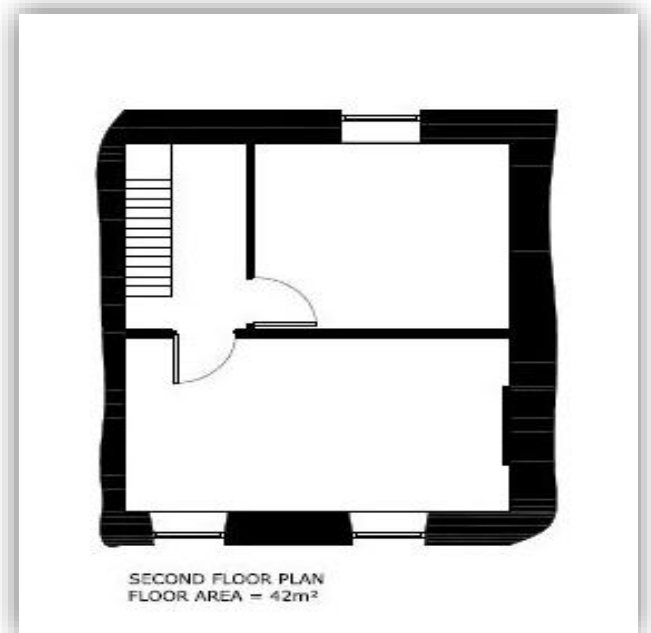
GROUND FLOOR - c.134 SQ.M.

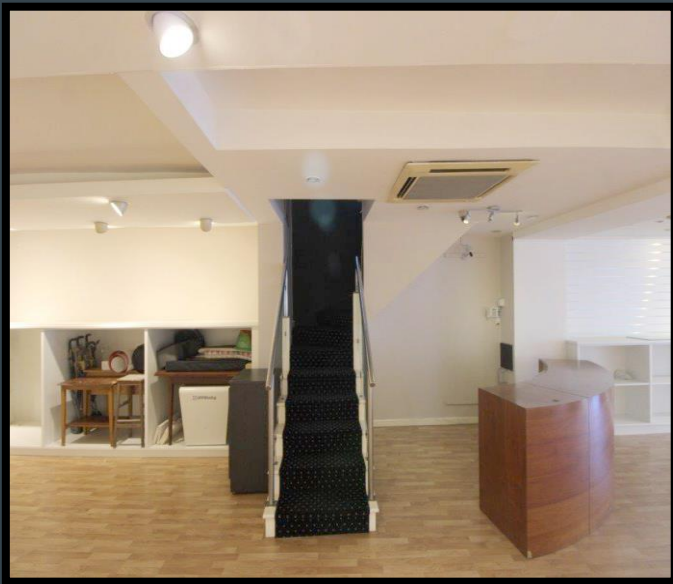
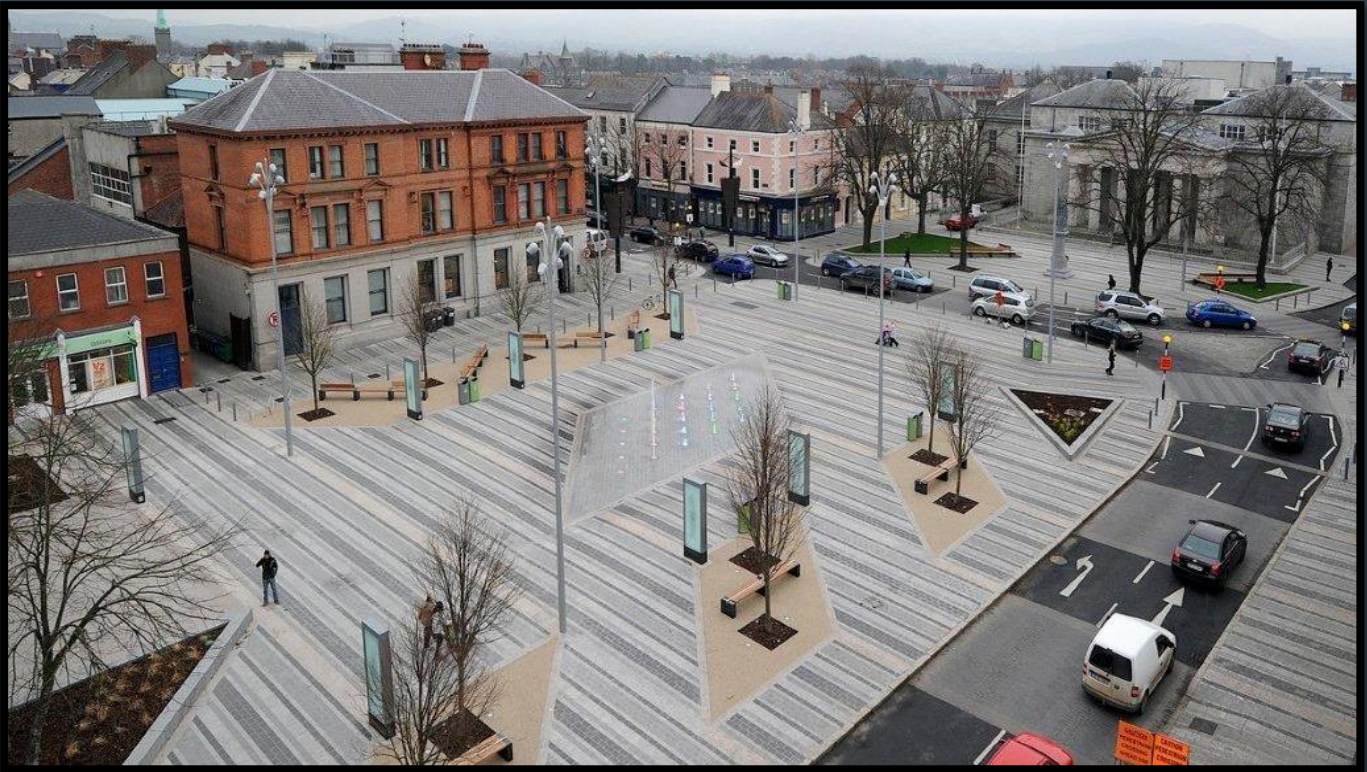


FIRST FLOOR - c.54 SQ.M.



SECOND FLOOR - c.42 SQ.M.





Contact Negotiator

Michael Gunne, MRICS, MSCSI.,

18 Clanbrassil Street, Dundalk, Co Louth.

T: 042 933 5500

M: 086 3890009

E: info@reagunneproperty.ie

www.reagunneproperty.ie

PRICE

POA

RATEABLE VALUATION

€95.23

VIEWING

Strictly by appointment only



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.