



## Investment Property For Sale



### Dundalk Street, Carlingford, Louth

- A prime position in the heart of Carlingford Village
- Substantial and well fitted secured premises
- Consistently high levels of turnover and profitability
- Established regular local customer base and lots of passing trade benefits
- Private car park to rear

BER **D1** **E1** DNG Duffy T: 042 9351011

GOOD NEWMAN GOOD  
**DNG**

**DUFFY**

[dngduffy.ie](http://dngduffy.ie)

LICENCE NUMBER 002108

## Asking Price

## On Request

### BER DETAILS:

BER: D1 E1

### DESCRIPTION:

DNG Duffy to offer to market for sale this unique investment opportunity (freehold interest, tenants not affected) to acquire established retail units with tenants in situ in the heart of Carlingford village.

The units are currently occupied with a pharmacy and a fully fitted cafe/restaurant.

### TENURE:

We are advised by the vendor's solicitor that the property is held under a clean marketable freehold title.

### RATES:

The tenant will be liable for Local Authority rates.

### VAT:

It is assumed that VAT is chargeable on this property.

### TENANCY:

Lease agreement details are available upon request.

### SERVICES:

All mains services are presently connected to the property. Prospective purchasers are advised to satisfy themselves as to the adequacy of same.

**VIEWING:** Viewing is strongly recommended by prior appointment with sole selling agents DNG Duffy. 66 Clanbrassil Street, Dundalk, Co. Louth, A91 HY99 - Market Street, Ardee, Co. Louth, A92 DAE2

### CONTACT:

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