

REA

GUNNE PROPERTY



Retail Warehouse & Yard in great location just off town centre

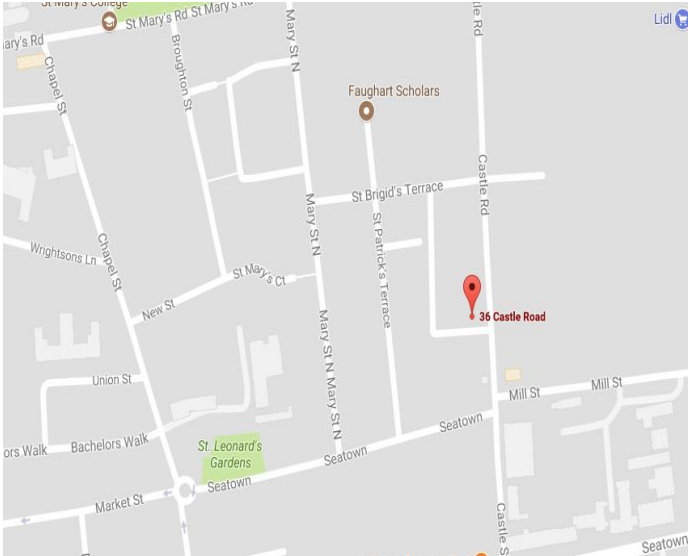
TO LEASE

Retail Warehouse & Yard
36 Castle Road
Dundalk
County Louth

Asking €13,000 per annum
BER exempt

LOCATION

The property is located on Castle Road, close to the junction of St. Mary's Road and enjoys easy access onto Dundalk's Inner Relief road and the M1 Motorway. The area is very convenient to the town centre of Dundalk.



ACCOMMODATION

FLOOR

Ground	Front Office	c.3.611 m. x 3.593 m.
Ground	Front Office	c.3.611 m. x 3.622 m.
Ground	Sales Area	c.8.392 m. x 9.029 m.
Ground	Main Store	c.8.392 m. x 12.088 m.
Ground	Kitchen / W.C.	c.3.543 m. x 2.800 m.



Aerial View

DESCRIPTION

The subject property comprises a single storey industrial type building with adequate vehicular entrance to the side of the building. The property also benefits from a very secure yard in concrete form for car or van parking and outside storage of bulky goods.

ZONING

The property is zoned "Residential 1" in the current development plan.

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.

LEASE TERMS

Flexible lease terms are available for a suitable end-user. The unit is ready for immediate occupation.

VIEWING

Strictly by appointment with the sole Agents.

Contact Negotiator:

Michael Gunne, MRICS, MSCSI

M: +353 86 389 0009

E: m.gunne@reagunneproperty.ie