

DRIVE-THRU OPPORTUNITY

# PROPOSALS INVITED



BER C1

## Drive-Thru Restaurant Opportunity on the edge of Drogheda Town Centre, Co Louth

- Rare, ready to go, purpose designed drive-thru development site with river views
- Highly accessible location, within easy reach of Drogheda town centre, the M1 and a significant residential catchment.
- Possibility to tailor design according to individual operators requirements (S.P.P)
- Successful drive-thru's already operating in the vicinity.



01 6731600

jll.ie

**JLL**  
**Daniel Carty**  
daniel.carty@eu.jll.com

**Lisa McGrane**  
lisa.mcgrane@eu.jll.com





### Overview

JLL are delighted to present a ready to go drive- thru site on the edge of Drogheda town centre. The subject property comprises a cleared site of .028ha with full planning permission for a self-contained single storey drive-thru restaurant building measuring 255 sq.m, 19 dedicated car parking spaces, an outdoor playground and seating area and associated signage to include a 5m high entrance sign.

### Location

The subject site is located on Trinity Street, 0.7km West of Drogheda's shopping district and one of the main arterial routes from the town to the M1 motorway. It is immediately adjacent to the River Boyne, a successful Topaz service station and a 120 space public car park. It is within walking distance of one of the town's principal residential areas.

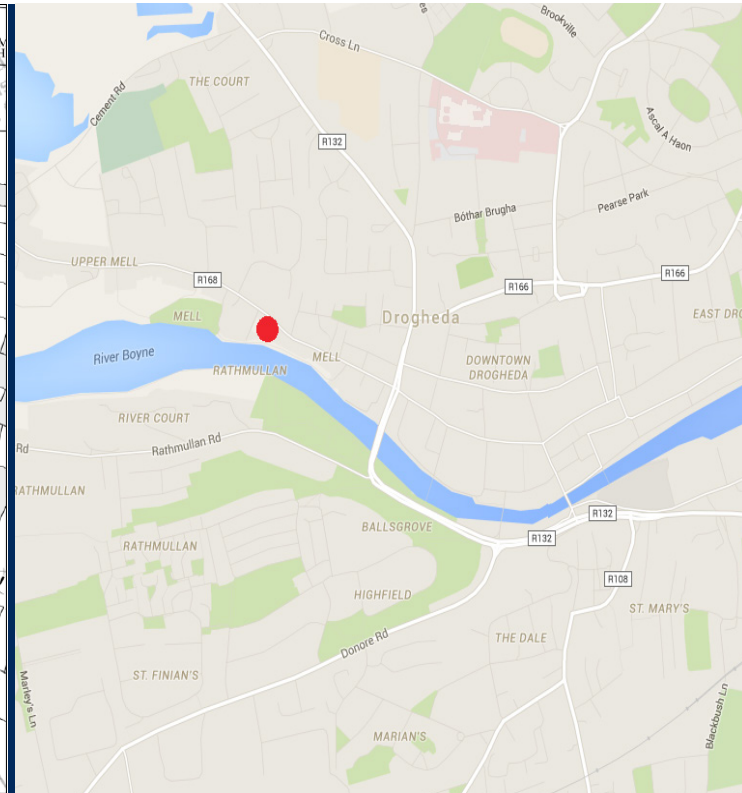
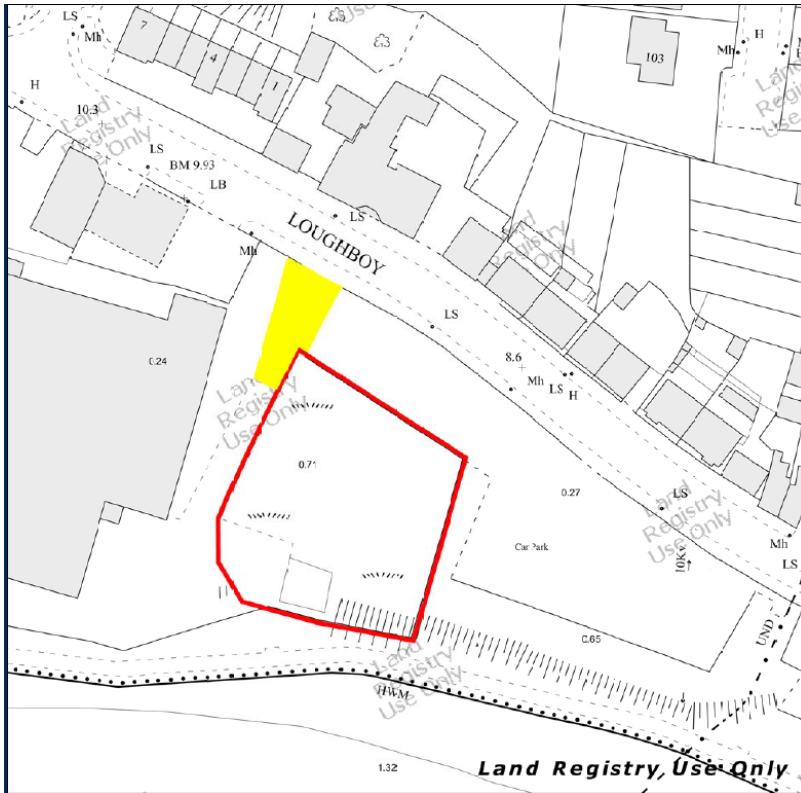
### Building Energy Rating

BER NO: 800426546

EPI No: 594.84 kWh/m<sup>2</sup> /yr 1.06



## DRIVE-THRU OPPORTUNITY



### Planning

Under the planning decision (ABP Ref: PL54.242 666), permission has been obtained for single storey commercial building extending to 238 sq. m. (2,562 sq. ft.) for use as a restaurant and drive-thru take away to include associated on-site parking and alteration works to the existing site entrance. The development also includes permission for a small playground.





## DRIVE-THRU OPPORTUNITY



01 6731600

jll.ie

**JLL**  
**Daniel Carty**  
daniel.carty@eu.jll.com

**Lisa McGrane**  
lisa.mcgrane@eu.jll.com

PSP Licence No: 002273

The particulars and information contained in this brochure are issued by JLL on the understanding that all the negotiations are conducted through them. Whilst every care has been taken in the preparation of the particulars and information they do not constitute an invitation to treat, an offer or a contract of any nature whether express or implied. All descriptions, dimensions, maps, plans, artists' impressions, references to condition, permissions or licences of use or occupation, access and other details are for guidance only and may be subject to change, without prior notification. The particulars and information are given in good faith but no intending purchaser/tenant should rely on them as statements or representations of fact and is specifically advised to undertake its own due diligence (at its own expense) to satisfy itself as to the accuracy and/or correctness of the particulars and information given. None of JLL, its employees, agents or affiliate companies, makes any warranty or representations whether express or implied with respect to the particulars and/or information and which are to the fullest extent permitted by law, disclaimed; furthermore, such parties accept no liability in respect of any loss suffered by any intending purchaser/tenant or any third party arising out of the particulars or information. Prices are quoted exclusive of applicable taxes such as VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/lessee shall be liable for any applicable taxes or VAT arising out of the transaction.



