

# REA

# GUNNE PROPERTY



## FOR LEASE

56b Clanbrassil Street  
Dundalk  
County Louth.

QUOTING PRICE: €9,000 PER ANNUM





## LOCATION / DESCRIPTION

The subject property comprises a ground floor self-contained lock-up shop which has an existing fit out suitable to a multitude of commercial uses or can be removed to increase on floor space. 56B Clanbrassil Street presents itself as an open plan retail unit to the front, together with a middle and rear section for administrative and storage purposes. The property is located on the town's main thoroughfare and is complemented by numerous and long-established neighbouring commercial activities.

## ACCOMODATION

Main Retail area to front	-	c. 34.21 sq.m.
Mid-section (retail /admin)	-	c. 5.59 sq.m.
Rear storage/workshop	-	c.17.23 sq.m.

Delivery access via right of way over adjoining laneway.

### 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.

## SPECIAL FEATURES

- STORAGE HEATING
- TRACKED CEILING LIGHTING
- TILED FLOOR
- REAR ACCESS
- W.C.

## VIEWING

Strictly by appointment with the sole Agents.

**Contact Negotiator:**

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