

**REA**  
**GUNNE**

For Sale / To Let

83  
Clanbrassil Street

Dundalk,  
County Louth.

*High Footfall Retail Opportunity*



*“On the instructions of Felim and Marian Donnelly,  
retiring after 40 very successful years trading  
on Clanbrassil Street”*



## A Premier Location for Your Business or Capital Investment.

### Introduction:

Welcome to an exceptional opportunity to establish your business in a prime retail unit located on the bustling Main Street of Dundalk, a major provincial town known for its vibrant community and thriving commercial activity.

### Unmatched Location:

Situated in the heart of Dundalk, this retail unit enjoys a prestigious position on Clanbrassil Street, the town's primary commercial artery. This unrivalled location guarantees high visibility and accessibility, making it an ideal spot for businesses looking to attract a diverse and dynamic customer base.

### High Footfall:

Clanbrassil Street is renowned for its high footfall, drawing in locals and visitors alike. The street is a hub of activity, with a steady stream of pedestrians throughout the day. This constant flow of potential customers provides an excellent opportunity for businesses to thrive and grow.



# Overview

83 Clanbrassil Street is a Substantial Ground Floor Retail Lock-Up with Double Shop Fronts and Customer Access from both Clanbrassil Street and The Longwalk, together with Ground and First Floor Storage and Service Areas.



## PRIME LOCATION

Dundalks Core Retail and Business District .



## THE BUILDING

Double frontage, two story commercial building with modern accommodation suitable to a variety of commercial activity (SPP).



## MEASUREMENTS

Total floor area of c.259.38 sqm / 2,791 sqft. (Excluding 2 floors to front of Building)



## TOWN PLANNING

“B1 - Town or Village Centre”-“Dundalk Local Area Plan 2024 -2030”.

## SURROUNDING AREAS

Clanbrassil Street is home to a diverse mix of businesses, including all the Irish pillar banks, An Post, numerous credit unions, popular retail chains, independent boutiques, cafes, bars and restaurants. In conjunction with Market Square, Clanbrassil street often serves as a venue for community events, parades and festivals that take place in Dundalk throughout the year. The street is an integral part of the local community and it reflects the vibrancy and diversity of Dundalk. It is a place where people gather, socialise and conduct business and is known for its' bustling commercial activity. The street is well-connected to public transportation, with regular bus services running through it, and the main bus station located directly opposite the rear carparking area making it easily accessible for consumers and visitors.

Market Square



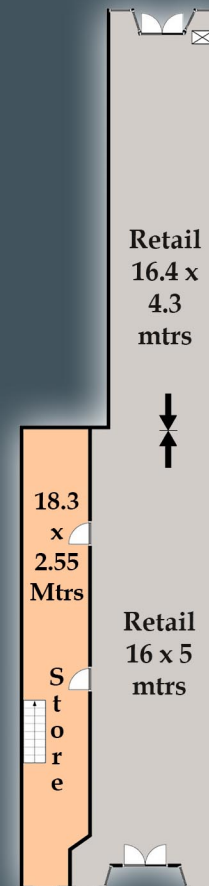
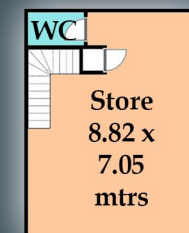


## ECONOMIC BENIFITS FOR BUSINESS AND INVESTMENT

Trading from or Investing in a retail unit of this calibre on the golden mile of Clanbrassil street offers significant benefits to both. The high footfall and prime location on two streets lead to increased sales and revenue to a multitude of “Brick & Mortar” business uses.

With high visibility onto both The Longwalk and Clanbrassil Street, No.83 enjoys Double frontage with featured glass shop fronts creating a striking and inviting appearance allowing passersby to see inside, showcasing products and creating a sense of openness, whilst also maximising natural light and making the interior more welcoming with both entries level ensuring easy access for customers to include those with disabilities.

- Investors can expect to benefit from rental uplift to reflect the Double frontage profile.



c.259.38 sqm / 2,791 sqft.  
Measurements and layout are approximate  
and for illustration purposes only

# REA GUNNE



**VIEWINGS  
STRICTLY BY  
APPOINTMENT  
ONLY**

**QUOTING PRICE  
POA**

**TITLE  
Freehold**

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