



Exciting Retail Opportunity

For Sale or To Let

Available In Lots Or Individually

The Fairways Centre

Dublin Road, Dundalk

BER C1 D2

DOUGLAS NEWMAN COOP
DNG



SUMMARY

1. Five number retail/restaurant units available individually or in lots.
2. The Fairways Centre is a new landmark mixed use scheme located in a mature sought after residential area on the south side of Dundalk town beside Blackrock, Co Louth.
3. Excellently located just 3km from Exit 16 on the M1 Motorway.
4. Equidistant between Dublin and Belfast Airports.
5. These retail units will be finished to an enhanced 'shell and core' finish.
6. Ample parking provided.
7. The retail units will be ideally suited to a variety of occupiers or investors seeking accessible, ultra-modern retail space.

THE DEVELOPMENT

The Fairways Centre comprises a development of a Supermarket (Measuring 1,640 sq. m and pre-sold to Irelands Largest Retailer, Supervalu supermarket), along with 5 additional retail units, with car parking, service areas etc. at the northern end of the mixed use complex.

LOCATION

Dundalk has excellent infrastructure (roads, rail, telecoms, power, water, waste management) to support industry. It is a major hub of government centres, shopping, industry, education and transport. The subject development is strategically located midway on the busiest transport corridor in Ireland. Located in the heart of the mixed use and residential development scheme known as 'The Fairways'. Situated on the Dublin Road, Co. Louth, the subject development is in close proximity to Hagardstown/Blackrock parishes.

There is a mix of residential and commercial uses in this location dominated by the Fairways Complex and adjoining Felda Leisure Centre and the area is characterised by new and mature residential developments. An additional factor rendering this area very popular is that there are so many major centres of employment (Xerox Head Office is located less than five minutes on foot).

Dundalk is the administrative capital of the North East and the administrative business and shopping centre of Co Louth. It is the principal urban centre in the north east with a population of 428,000 people within a 30 mile radius. A fifty mile radius brings in Irelands two main cities, Dublin and Belfast, increasing the catchment to 3 million people.

PRICE

Price on application.

SCHEDULE OF UNITS

Commercial Unit	Floor	Unit Size Sq. M (sq.ft)
RU 2 Retail	Ground	Retail unit finished to enhanced shell specification and measuring 1485 sq.ft or 138 sq.m
RU 3 Retail	Ground	Retail unit finished to enhanced shell specification and measuring 2099 sq.ft or 195 sq.m
RU 5 Retail	Ground	Retail unit finished to enhanced shell specification and measuring 1281 sq.ft or 119 sq.m
RU 6 Retail	Ground	Retail unit finished to enhanced shell specification and measuring 915 sq.ft or 85 sq.m
RU 7 Retail	Ground	Retail unit finished to enhanced shell specification and measuring 1265 sq.ft or 117.5 sq.m

TRANSPORT

The Fairways scheme is just five minutes from Dundalk Town Centre and the M1 which connects directly into Dublin City. The Fairways is also located in proximity to open spaces, sports facilities, schools and colleges (including Dundalk DKIT), as well as to the restaurants, bars/nightclubs.

MANAGING AGENT

The Fairways Centre Management Company Ltd.





BER DETAILS

BER Ratings: C1 - E2

Individual BER Numbers available from the selling agent.

VIEWING

Strictly by prior appointment with the joint selling agents:

DNG ADVISORY

Gareth Noone
+353 1 491 2675
garethnoone@dng.ie

Mark Gallagher
+353 1 491 2640
markgallagher@dng.ie

DNG DUFFY

Keith Duffy
+353 (042) 935 1011
keith@dngduffy.ie



Developed By **Wonderglade**



Messrs. DNG & DNG Duffy for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG & DNG Duffy has any authority to make or give representation or warranty whatever in relation to this development. PSL Nos. 002049 & 002108.

