

# FOR SALE

A Substantial, Town Centre,  
Residential/Commercial  
Investment Opportunity.



42 Drogheda Street,  
Balbriggan,  
Co.Dublin.

Guide Price: €850,000



**SMITH & BUTLER**  
ESTATES

Old Swiss Cottage Building, Swords Road, Santry, Dublin 9.  
Tel: 01 866 5600 • Email: [info@smithbutlerestates.com](mailto:info@smithbutlerestates.com)

[www.smithbutlerestates.com](http://www.smithbutlerestates.com)



Smith & Butler Estates are delighted to offer 42 Drogheda Street to the market, it represents a significant and substantial commercial/residential, town centre investment opportunity. This is a large site with rear vehicular and two separate two storey blocks. The main block is recessed from the street and contains two retail units at street level with customer parking to the front, one currently in use as a shop while the other is a laundry, in addition there is a spacious storage area to the rear at ground floor level, currently unused but with enormous potential.

There is a spacious 4 bedroom apartment at first floor while to the rear, a separate detached block contains two more apartments, a two bedroom and a one bedroom at first floor level.

Balbriggan is a busy coastal town just north of Dublin city with a population of c. 22,000 in the town and environs. It is well served by the existing M1 motorway and Belfast – Dublin railway are major draws to prospective companies with large logistical sectors hoping to expand or set up in the Fingal area. The Department of Foreign Affairs has located a passport production facility in Balbriggan.



**Call us today on 01 8665600 or Email [info@smithbutlerestates.com](mailto:info@smithbutlerestates.com)**

# UNIT 1 - Front Block

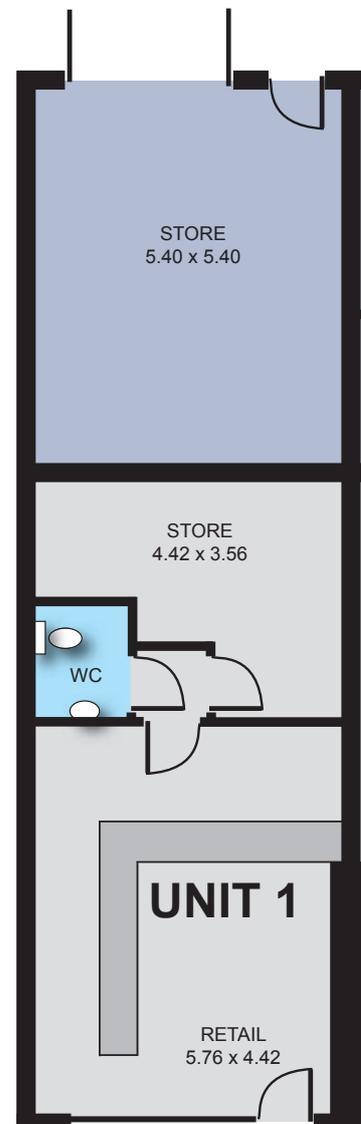
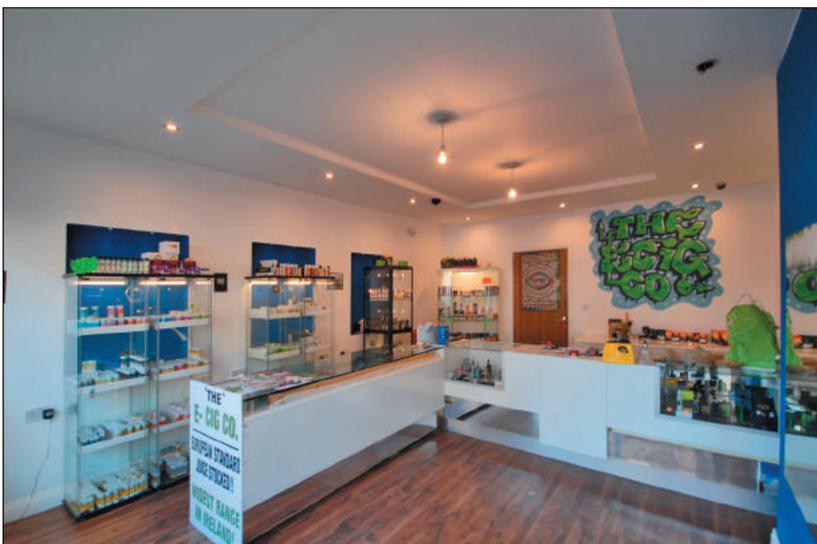
Currently in use as a retail unit trading as a E Cigarette shop.

**Accommodation:**

Retail Area: 5.76m x 4.42m

Store & W.C.: 4.42m x 3.56m

Floor Area: Approx. 41.2 m<sup>2</sup> - (443 ft<sup>2</sup>)



# UNIT 2 - Front Block



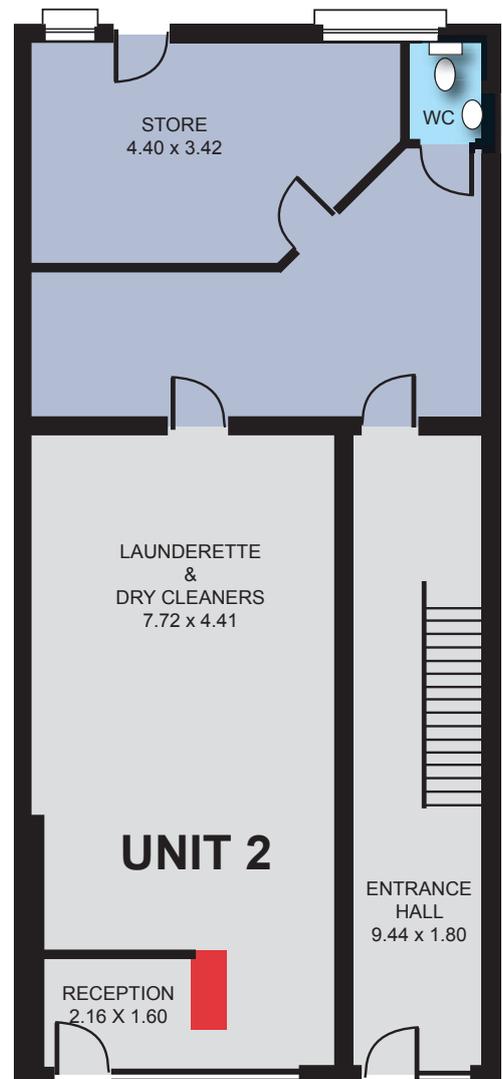
Currently in use as a laundry.

**Accommodation:**

Reception: 7.72m x 4.41m

Laundry: 2.16m x 1.60m

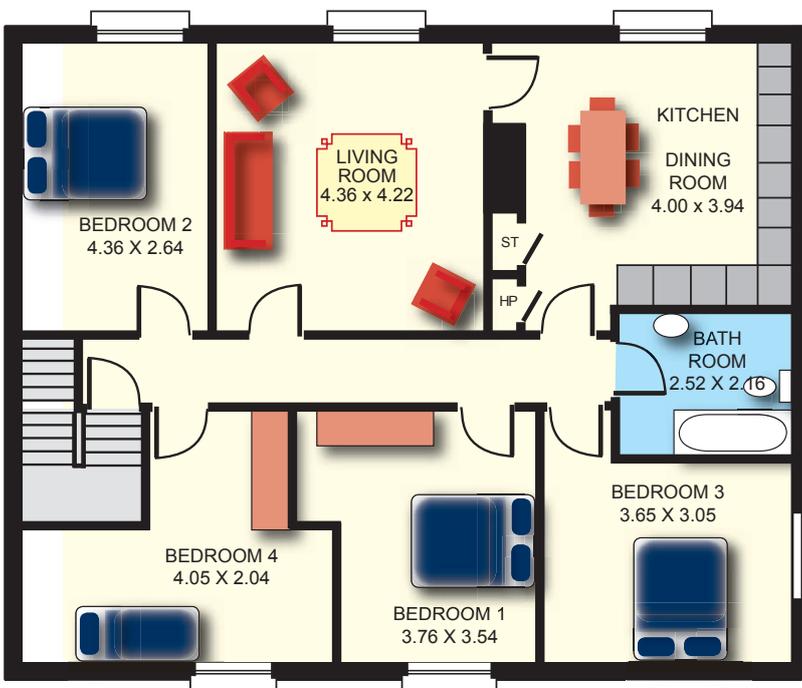
Floor Area: Approx. 41.0 m<sup>2</sup> - (441 ft<sup>2</sup>)



Call us today on 01 8665600 or Email [info@smithbutlerestates.com](mailto:info@smithbutlerestates.com)

# Apartment 1 - Front Block

This is a spacious 4 bedroom first floor apartment with a living room, kitchen/dining room, bathroom and hot press presented for sale in excellent condition.



## Accommodation:

Entrance Hall:

Living Room: 4.36m x 4.22m

Kitchen/Dining Room: 4.00m x 3.54m

Bedroom 1: 3.76m x 3.54m

Bedroom 2: 4.36m x 4.22m

Bedroom 3: 3.55m x 3.05m

Bedroom 4: 4.36m x 2.64m

Bathroom: 2.52m x 2.18m

Hot Press:

Floor Area: Approx. 118.8 m<sup>2</sup> - (1,278 ft<sup>2</sup>)



Apartment 1 - First Floor - Front Block

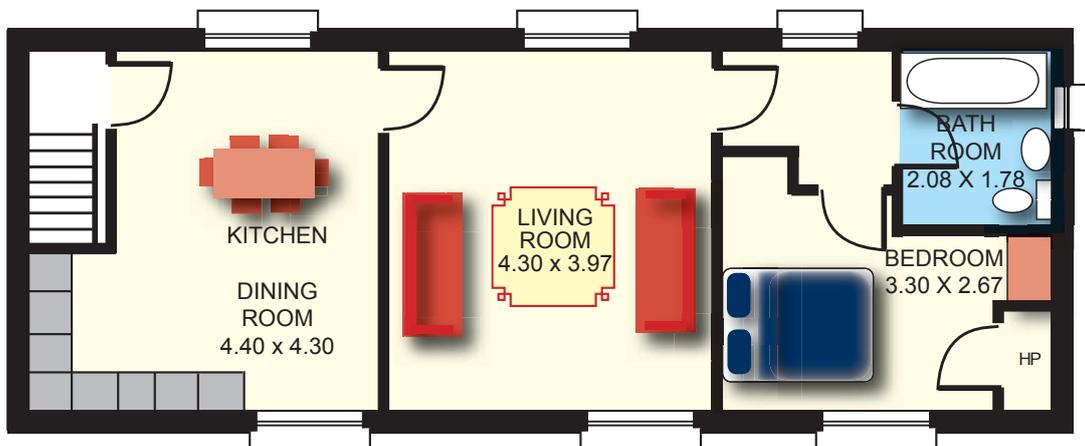


## Apartment 3 Rear Block

This is an excellent one bedroom first floor apartment with a living room, kitchen/dining room, bedroom and a bathroom for sale in good condition.

### Accommodation:

|                      |  |
|----------------------|--|
| Living Room:         | 4.30m x 3.97m  |
| Kitchen/Dining Room: | 4.40m x 4.30m  |
| Bedroom:             | 3.30m x 2.67m  |
| Bathroom:            | 2.08m x 1.78m  |
| Floor Area:          | Approx. 50.7 m <sup>2</sup> - (546 ft <sup>2</sup> ) |



### Apartment 3 - First Floor - Rear Block

Call us today on 01 8665600 or Email [info@smithbutlerestates.com](mailto:info@smithbutlerestates.com)

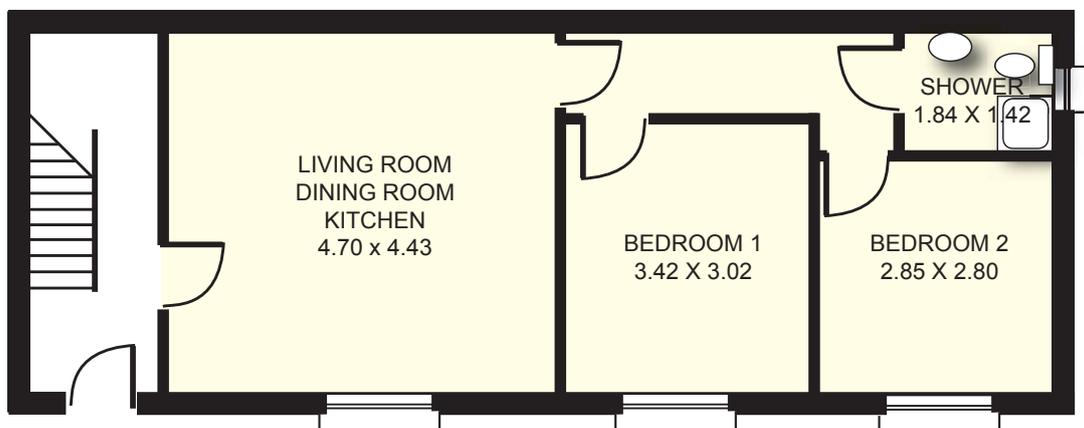


## Apartment 2 Rear Block

This is a fine sized two bedroom ground floor apartment requiring complete refurbishment and with an open plan living/dining room and kitchen, two bedrooms and a bathroom.

### Accommodation:

|                             |   |
|-----------------------------|---|
| Living/Dining Room/Kitchen: | 4.70m x 4.43m                                     |
| Bedroom 1:                  | 3.42m x 3.02m                                     |
| Bedroom 2:                  | 2.85m x 2.80m                                     |
| Bathroom:                   | 1.84m x 1.42m                                     |
| Floor Area:                 | Approx. 43m <sup>2</sup> - (463 ft <sup>2</sup> ) |



### Apartment 2 - Ground Floor - Rear Block

Visit our website [www.smithbutlerestates.com](http://www.smithbutlerestates.com)



**Viewing:**

Viewing is essential and can be arranged by email or phone number attached.

**Negotiator:** Danny Butler, (087) 737 5182 - email:danny@smithbutlerestates.com

Please email us or phone Smith & Butler Estates on 01 866 5600 to be included on our list of viewers or to make alternative arrangements by appointment.

**SMITH & BUTLER**  
**ESTATES**

Old Swiss Cottage Building, Swords Road, Santry, Dublin 9.

Tel: 01 866 5600 • Email: info@smithbutlerestates.com

[www.smithbutlerestates.com](http://www.smithbutlerestates.com)

