

REA

T & J GAVIGAN

For Sale

Investment Property

Ground Floor Retail Unit & Basement c. 60m²(648 sq. ft.)

3 Bedroom Apartment on 1st & 2nd Floor c.59 m² (640 sq. ft)

21 Ludlow Street, Navan, Co. Meath.



- A ground floor retail unit with basement extending to c. 60m²(648 sq. ft.)
- 3 bedroom apartment over 1st & 2nd floors extending to c.59 m² (640 sq. ft)
- An outstanding opportunity to acquire town centre property ó Fully Let.

Price: €210,000

REA T & J GAVIGAN

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CHARTERED SURVEYORS • VALUERS • ESTATE AGENTS • AUCTIONEERS



PSRA No: 001249

Location

The premises are located on the right hand side of Ludlow Street, beside the junction of Ludlow Street and Market Square, a one way street in the town centre, close to the Palace nightclub and The Russell restaurant. The traditional retail focus of the town is on Trimgate Street, Ludlow Street and Watergate Street, and these streets contain a range of commercial uses, including, convenience, retail, offices, public houses, restaurants, night clubs, financial services and personal services. An excellent catchment area, amongst such a high density commercial neighbourhood.

Navan which is the principal town of County Meath, is located on the River Boyne, approx. 15 km from Trim, 16 km from Kells and 35 km from Dublin.

Description

A three storey mid terrace, over basement building, situated in a prime position beside the junction of Market Square and Ludlow Street.

RETAIL

Ground Floor	Reception area, open plan retail area.	c. 35m2
	Stairs to basement. Plumbed for sink. Double entrance doors. w.c. facilities & Kitchenette. Broom closet.	c. 5 m2
Basement	Room 1	c. 9.2 m2
	Room 2	c. 7.25m2
	Room 3	c. 3.89m2

APARTMENT

Entrance Hall Storage Press.

Stairs to sub 1st floor

Bathroom:
8ø2ö x 7ø3ö Corner Bath with shower head, w.c & w.h.b.

1st floor

Kitchen/Living/Dining
21ø2ö x 18ø3ö Exceptionally large room extending from the front of the building to the rear. 2 windows over looking Ludlow Street. Original fireplace.
Fitted kitchen units and counter.

Utility At rear of building off kitchen. Plumbed for washer, dryer.

2nd floor

Bedroom 1

9ø6ö x 9ø6ö

Double room. Overlooking rear of building. Fitted wardrobe.

Bedroom 2

7ø10ö x 10ø11ö

Double room. Overlooking front of building. Fitted wardrobe.

Bedroom 3

8ø7ö x 6ø2ö

Single room. Overlooking front of building. Fitted wardrobe.

Double glazing throughout.

Note

- 1) The property will be handed over with tenants in place
- 2) There is no access to the rear of the building or right of way.

Services

Heating: Storage heating
Alarm: Alarm in place
Water: Mains

Viewing

Strictly by prior appointment

Commercial Rates

c. þ1,278 per annum

Rental Income

Ground Floor & Basement ó Let on a 1 year lease from 22nd February 2016 at þ7,500 per annum
3 Bedroom Apartment ó Let on a yearly lease at þ950 per month.

Total annual rent þ18,900

BER

The property is BER exempt as the building is listed as a protected structure in the Records of Protected Structures by Meath County Council.

Price

þ210,000



The above particulars are issued on the understanding that all negotiations concerning the property are conducted through REA T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information purposes only and do not form part of any contract.