

FOR SALE BY PRIVATE TREATY

Anchor Unit Longwalk S.C Dundalk, Co. Louth

A rare opportunity to purchase a unique regional commercial
flagship unit suitable for a variety of uses



LOCATION

- Dundalk is located equidistant between Dublin and Belfast at the centre of the M1 corridor.
- It has a combined rural and urban population of over 56,000 people, with an additional 6,000 people living in its environs.
- Multi-national companies with operations in the region include Kaseya, National Pen, Prometric, Wasdell Group and Wu Xi Biologics as well as being home to the highly regarded Dundalk Institute of Technology.
- Longwalk Shopping Centre comprises 90,000 sq. ft over a single level with 30 stores and 450 free car parking spaces.
- Anchored by Tesco, other occupiers within the scheme include Eir, Grace & O'Neill Opticians, Midas Jewellers, Sara Ladies Fashion and footwear.
- For further centre information go to:

www.longwalksc.com



(Aerial for illustration purposes only)

DESCRIPTION

The subject unit is being offered with full vacant possession and comprises a substantial open plan trading floor with ancillary staff, and plant accommodation to rear leading to goods inward delivery point. The unit further benefits from substantial mall frontage and profile.

While requiring some refurbishment, the property presents in generally good condition throughout and offers potential for a variety of alternative uses including grocery, or leisure (subject to planning).

We are advised all services are available to the unit and there are no restrictions on permitted use.

FLOOR AREAS GIA:

FLOOR	SQ FT	SQ M
Ground	23,185 sq ft	2,154 sq m
Upper ancillary	2,185 sq ft	203 sq m
Total	25,370 sq ft	2,357 sq m

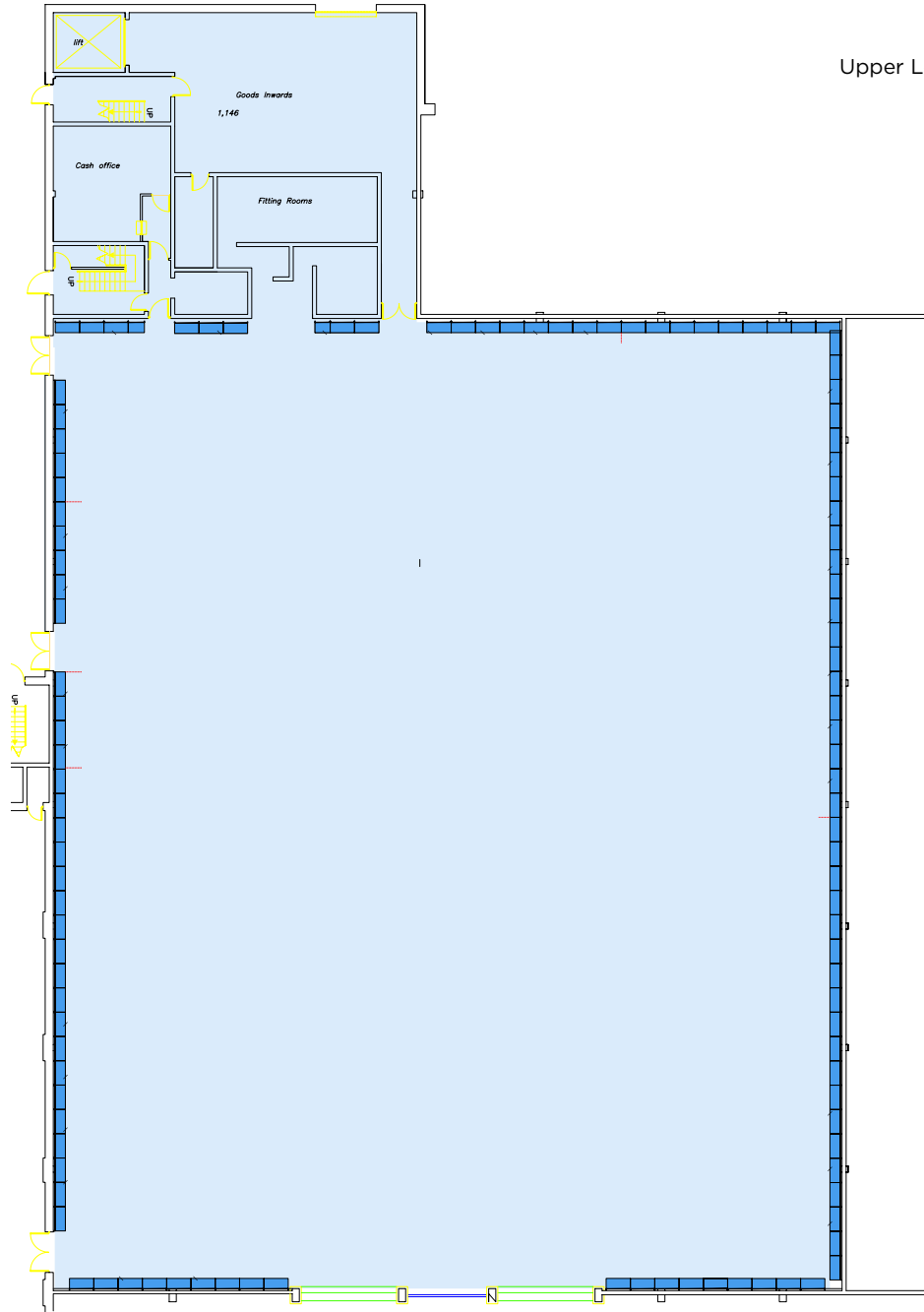
(All interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provided)



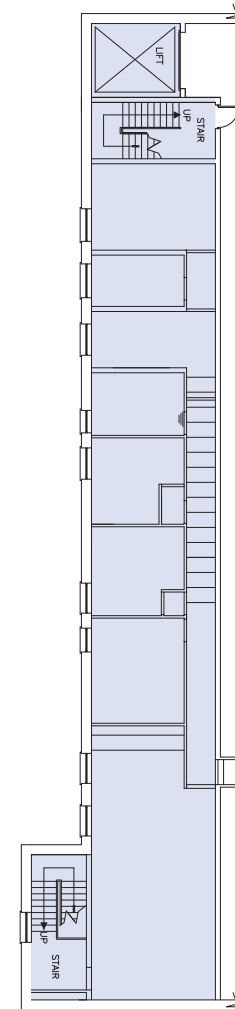
(CGI for illustration purposes only)

FLOOR PLANS

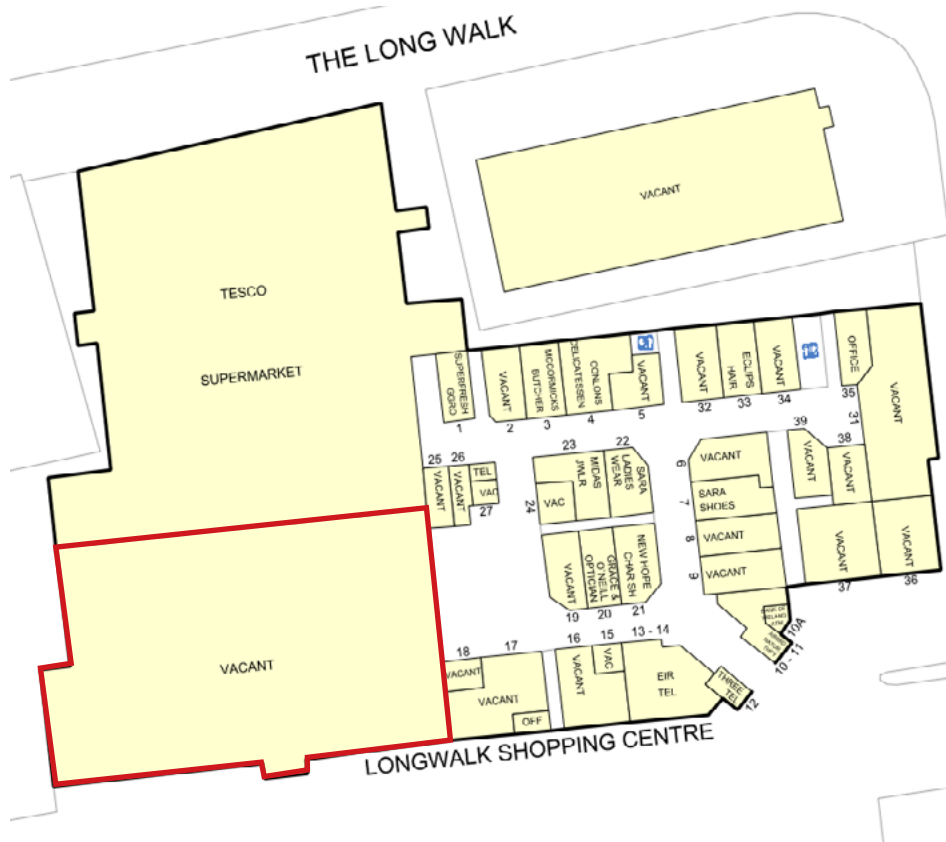
Ground Floor Layout



Upper Level Layout



(For illustrative purposes only - not to scale)



GUIDE PRICE & OCCUPIER COSTS

On Application

TITLE / USE

Long leasehold title, no restrictions on use including grocery.

VIEWING

Strictly by prior and accompanied appointment

CONTACT

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