





Raymond Potterton Auctioneers are delighted to present this exceptional commercial investment opportunity in the heart of Navan Town Centre.

28 Railway Street, Navan, Co. Meath

INTRODUCTION

This substantial investment property extends to approximately 11,000 sq. ft. and occupies a high-profile position on Railway Street, one of Navan's busiest commercial thoroughfares.

The property is offered for sale with the existing tenant unaffected, providing purchasers with an immediate and secure rental income from completion.

The building is presented in excellent condition throughout and is currently occupied under lease, generating a passing rent of €120,000 per annum. Lease details are available upon request.

The accommodation comprises a large open-plan retail showroom together with offices, canteen, storage areas, toilet facilities and first-floor office/living accommodation, making it a substantial commercial asset in a prime town centre location.

INVESTMENT HIGHLIGHTS

- Investment Property – Tenant Not Affected
- Passing Rent of €120,000 per annum
- Approx. 11,000 sq. ft. commercial building
- Prominent town centre location
- Immediate income-producing asset
- Excellent condition throughout
- Long-established retail premises
- Large open-plan showroom with offices and ancillary accommodation
- Gas fired heating
- Lease details available upon request

ACCOMMODATION

The property comprises approximately 11,000 sq. ft. of accommodation including:

- Extensive Ground Floor Retail Showroom
- Offices
- Store Rooms
- Canteen
- Toilet Facilities
- First Floor Offices / Ancillary Accommodation

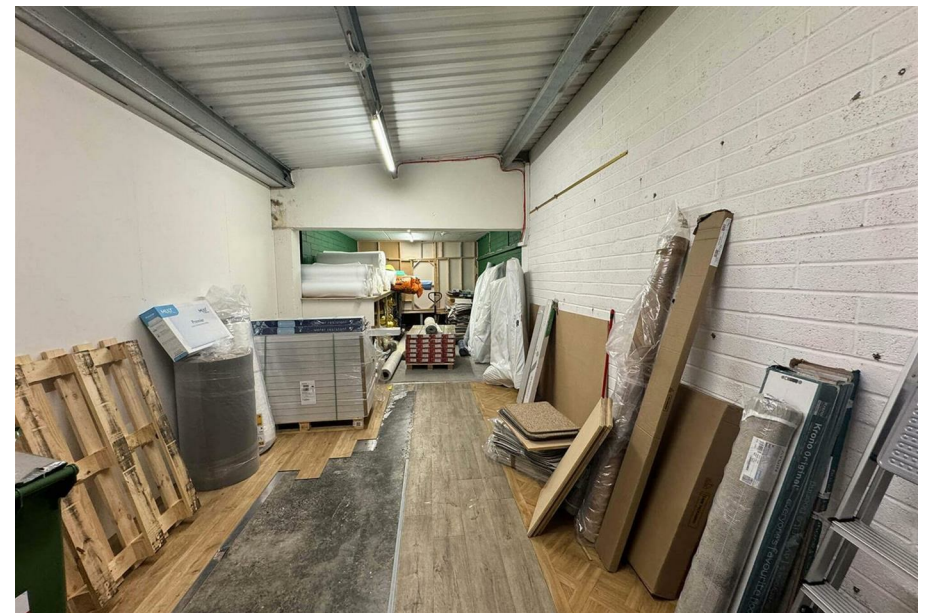
LOCATION

28 Railway Street occupies a superb trading position in the centre of Navan, County Meath's principal commercial town.

Railway Street is one of the town's busiest retail destinations, benefiting from excellent footfall, strong passing traffic and a wide variety of neighbouring national and independent retailers.

Navan enjoys excellent connectivity via the M3 motorway, providing direct access to Dublin City Centre, Dublin Airport and the wider Greater Dublin Area, making it one of the region's strongest commercial locations.





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