

For Lease

**32 Laurence Street,
Drogheda,
Co. Louth.**



Description:

No. 32 Laurence Street boasts not only a truly impressive exterior on this popular retail street, but also boasts 318 sq/m/ 3422 sq.ft of accommodation over six levels, with two below ground floor level, and three levels above ground floor level. There is access to a garden to the rear also. The subject property would be suitable for a variety of uses and viewing is highly recommended on a property of this calibre.

Location:

Laurence Street is a much sought after retail area in Drogheda town centre, with the newly opened Laurence Street shopping centre housing such names as Tommy Hilfiger, Boots and Marks & Spencer. Drogheda is situated in the rapidly developing northeastern corridor between Dublin and Belfast and is experiencing unprecedented development particularly in the retail sector.

The Town has a population in excess of 30,000 people and there are 230,000 people within a 30-minute drive of the Town. Drogheda has improved greatly from the improvements in infrastructure and there are further improvements proposed in this area.

Services:

- Mains water
- Mains sewerage
- Electricity

Title:

A 4-year 9-month Lease is available with the property.

Zoning:

The subject property is zoned Town Centre in The Drogheda Borough Council Development Plan 2005-2011.

Directions:

In Drogheda town centre, proceed up Shop Street and turn right onto Laurence Street. No 32 is half way up Laurence Street on the right hand side opposite the newly opened Laurence Shopping Centre.

Price:

P.O.A.

Accommodation:

Basement level

Lower Ground – Divided into three rooms – 60.25sq.m/649 sq.ft

Ground Floor - Divided into two rooms & WC – 57.76 sq.m/622 sq.ft

First Floor – Divided into two rooms – 72 sq.m/775 sq.ft

Second Floor – Divided into two rooms – 66 sq.m/710 sq.ft

Third Floor – Divided into three rooms – 63 sq.m/678 sq.ft

Please note;

Receipt of these particulars implies an obligation to conduct all negotiations through this agency. The contents shall not be construed to form the basis of any contract. Whilst every care is taken in their preparation the agency will not hold it responsible for any inaccuracies contained therein.

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