

For Lease

49 Fair Street,
Drogheda,
Co. Louth.



Description:

No 49 Fair Street offers both first and second floors of office accommodation to lease. The first floor comprises of 31sq.m/334 sq.ft all in one room, with the second floor comprising of 51sq.m/549 sq.ft, divided into two rooms, amounting to 82sq.m/884 sq.ft in total. There is a communal kitchen and toilet area. Fair Street is a popular address with regard to doctor surgeries and dentists, among many others. Fair Street is parallel to West Street, one of Drogheda's main commercial thoroughfares. There is ample car parking available within walking distance.

Location:

Fair Street is situated in the centre of Drogheda town centre. Drogheda is situated in the developing north-eastern corridor between Dublin (50 Kilometres) and Belfast (100kilmotres). The town is experiencing unprecedented development, particularly in the retail sector. Drogheda has a population in excess of 30,000 and the population is expected to grow to 75,000 by the year 2020, per the N.S.S plan.

Services:

The mains services supplied and connected to the property water, sewerage and electricity.

Lease Terms:

The proposed lease period is 4 years 9 months.

Zoning:

The subject property is zoned Town Centre: To protect and enhance the special character of the existing town centre and to provide for new and improved town centre facilities and uses in the Drogheda Borough Council Development Plan 2005-2011.

Directions:

In Drogheda, proceed up Peter Street, Clarke's pub will be on your right hand side, turn right, you are now on Fair Street. Proceed over Fair Street; the subject property is on the right hand side.

Price:

Guideline price €20 per square foot, amounting to €17,680 per annum.

Other:**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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