

CAFÉ / TAKE-AWAY RESTAURANT OPPORTUNITY

UNIT AT BLOCK C, BYRANSTOWN CENTRE, DROGHEDA, CO. LOUTH



01-638 2700

- Excellent opportunity to trade in an established mixed-use neighbourhood centre.
- Fully fitted café/restaurant premises.
- Three storey building comprising approx. 285 sqm with approx. 117 sqm on ground floor.
- Benefit of planning for take-away restaurant use.
- Ample surface car parking.
- Neighbouring occupiers include Gerry's Fresh Foods, Total Health Pharmacy, Boyle Sports, Madden Law and Peony and Tamarind restaurants.



LOCATION

Bryanstown Centre is a mixed-use neighbourhood centre located on the southern fringe of Drogheda Town Centre on the N1 national primary route connecting Drogheda with Dundalk, Balbriggan and Skerries. Drogheda is approximately 45 kms north of Dublin and approximately 130 kms south of Belfast. Bryanstown is an established residential district with a growing population due to continued residential development.

Drogheda Rail Station is approximately 850 metres north of the centre via the Dublin Road.

The centre comprises two blocks of two storey/part three storey buildings with commercial on ground floor and mixed use on upper floors. Key occupiers on ground floor include Gerry's Fresh Foods, Total Health Pharmacy, Boyle Sports and The Orange Room. Occupiers at first floor level include Peony and Tamarind Restaurants, Madden Law, Osborne Recruitment, The Ardbryan Eye Clinic and Northeast Barbers.

The subject property enjoys a corner location in Block C and adjoins Gerry's Fresh Foods. There is ample on-site car parking facilities.

DESCRIPTION

The property comprises a two storey, part three storey building. Previously in use as a café/bakery, the property has the benefit of being fully fitted. The property is configured as a café/restaurant at ground floor with kitchen at first floor level. The second floor is in office use with ancillary staff area.

The property has planning permission for take-away restaurant use that will complement the retail adjacencies.

ACCOMMODATION

We understand the property comprises the approximate floor areas:

Description	Sqm	Sqft
Ground	117	1,259.37
First	116	1,248.61
Second	52	559.72
Total	285	3,067.7

All interested parties are specifically advised to verify the floor areas.

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

LEASE

The property is available on flexible lease terms.

RENT

€40,000 per annum.

SERVICE CHARGE:

2020 approximate liability: €2,000

COMMERCIAL RATES:

2020 approximate liability: €9,110

BER INFORMATION

BER: C3

BER no: 800726978

EPI: 764.14 kWh/m²/yr

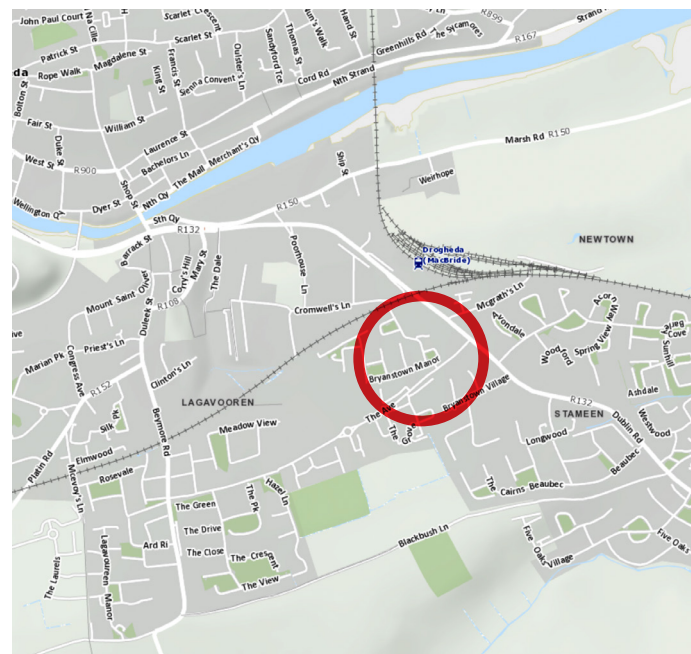
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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