

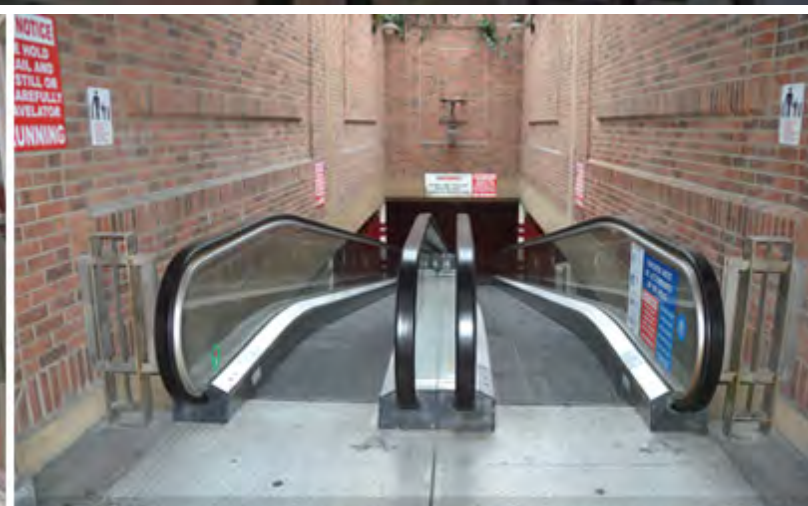
TO LET

Stockwell Lane
Drogheda
Co. Louth



bannon

MM Murphy Mulhall



LARGE RETAIL UNIT TO LET

Excellent former supermarket premises

Retail space of approx. 24,079 sq.ft (2,237 sq.m) plus storage and ancillary office space

Covered grade level car park with 106 car spaces

Regular, open plan retail unit with ancillary office, plant and toilet facilities at first floor level

Storage accommodation at lower ground floor level

Retail level is accessed by either travelator from the ground floor car park or steps from Stockwell Lane

Loading and services access from Wellington Quay

Located in the centre of Drogheda Town

Catchment population within 15 minute drive time of approximately 100,000 people

Neighbouring occupiers include Dunnes Stores, Dealz, Specsavers, Elverys Sports and Insomnia



FLOOR AREA

Area	Use	Sq.m	Sq.ft
Ground Floor	Retail	24,079	2,237
First Floor	Office	3,058	284
Total (Demise A)		27,137	2,521
Basement & Car Park	Car Park & Storage	1,914	178
Total (Demise B)		1,914	178
Total (ENTIRE)		29,051	2,699

LOCATION

The property is located in the centre of Drogheda Town on Stockwell Lane, just off West Street, the principal thoroughfare for Drogheda

Drogheda is the largest town in Ireland with a population of 42,347 people (Census

2016) Located on the Dublin - Belfast Economic Corridor on the M1 Motorway

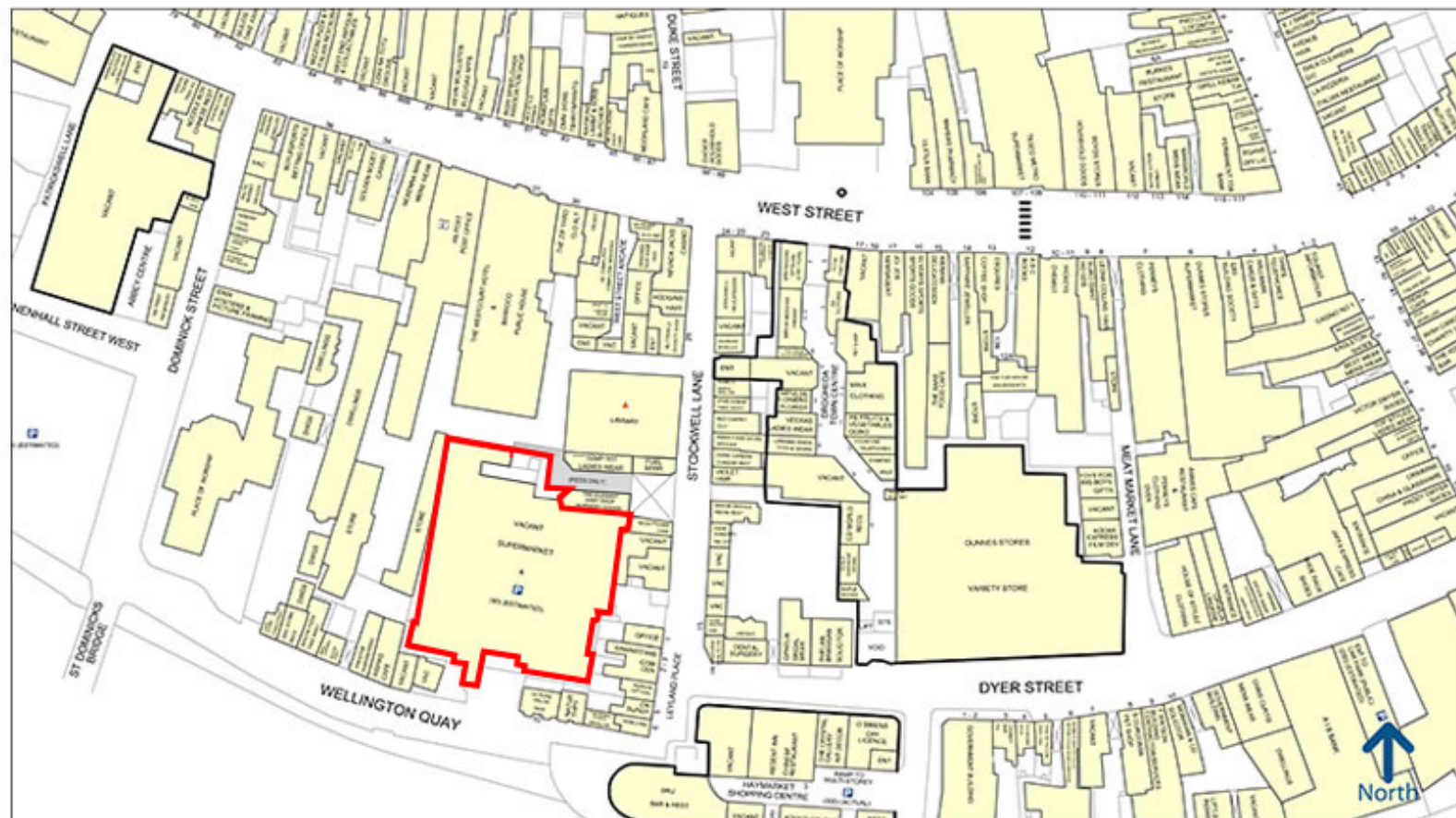
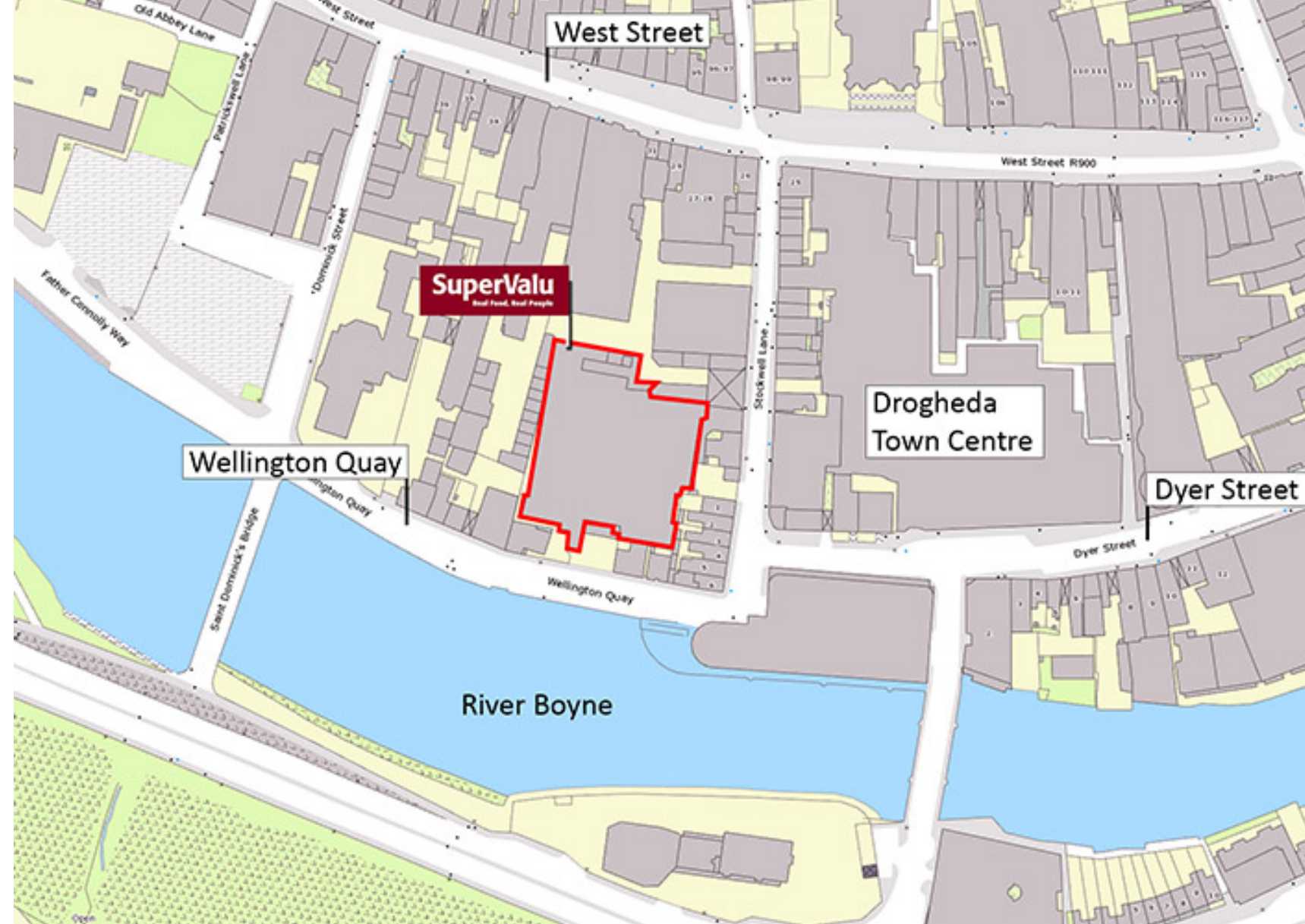
750,000 people live within 30 minutes of Drogheda (Source: IDA Ireland)

Catchment population within 15 minute drive time of approximately 100,000 people

50% of the catchment is over 15 years of age and in full time employment

51% are classed as ABC1 social status

The total annual household spend within the defined catchment is €1.35 billion



Approximately 39,000 residential units within the environs of Drogheda Town

Major employers in the town include: Our Lady of Lourdes Hospital (1,300 employees) and new technology companies such as Nextag, TapStone and MFG.com

Drogheda serves an important retail function with three shopping centres (Scotch Hall, St. Laurence Town Centre and Drogheda Town Centre) and two retail parks (Drogheda Retail Park and M1 Retail Park)

Further information on the town is available at the following links:

www.drogheda.ie

www.droghedachamber.com

Experian Goad Plan Created: 03/01/2017
Created By: Bannon Commercial

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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LEASE

Available by way of assignment or sub lease

VIEWING

Strictly by appointment with Bannon or joint agent Murphy Mulhall

BER



LOCAL AUTHORITY RATES

We understand that the Local Authority Rates payable for 2017 are approximately €53,531
Further details are available at: www.valoff.ie

SERVICE CHARGE

We understand that the Service Charge payable for 2017 is approximately €9,000. Tenant is responsible for the upkeep and maintenance of the travellators which is estimated to be in the region of €25,000 per annum.

FLOOR PLANS

[View Ground Floor Plan](#)

[View First Floor Plan](#)