

# Dundalk

To let

on behalf of

Unit 14, Dundalk Retail Park, Inner Relief Rd,  
Dundalk, Co. Louth A91 X8C6



Passing Rent  
**€108,000**



Size  
**16,170 sq. ft.**



Prominent location  
**Dundalk Retail Park**



Planning  
**Retail Warehousing**



Parking  
**Over 1,000 Free Parking  
Spaces**

## Get more information

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# Retail Premises to Let

Unit 14, Dundalk Retail Park,  
Inner Relief Rd, Dundalk, Co.  
Louth A91 X8C6

## Location

Dundalk is a seaside town an hour drive north from Dublin. The park itself is located close to both the town centre and the M1.

The retail park has just welcomed a new 9 screen cinema adding to an already strong tenant base. Other occupiers include **Smyths, Woodies, Currys, Home Store & More, KFC and Halfords.**

## Accommodation

The premises is arranged over two floors providing the following approximate internal floor areas:

Floor	Area (sq. ft.)	Area (sq. m.)
Ground	10,061	935
First	6,109	568
<b>Total</b>	<b>16,170</b>	<b>1,503</b>

## Passing Rent

€108,000 pa.

€6.68 per sq. ft. (€71.86 per sq. m.) overall.

## Lease Terms

Available by way of an assignment of the existing lease due to expire on 01/01/2027.

## Planning

The premises falls within the "Retail Warehouse" category of the Louth County Development Plan 2022 – 2028.

**Interested parties should carry out their own due diligence in this regard.**

## Commercial Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>€68,600</b>
<b>2023 ARV:</b>	0.2191
<b>Rates Payable:</b>	<b>€15,030.26</b>

**Interested parties should carry out their own investigations.**

## Service Charge

€16,876

## BER

The Building Energy Rating (BER) for this property is D2. A certificate can be made available.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

## Website

The link below provides access to the new Sainsbury's Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Properties](#)

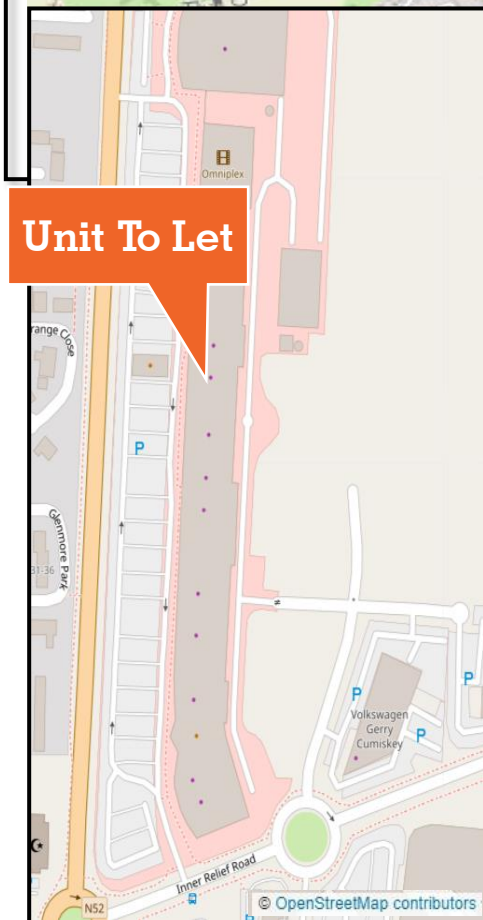
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Louth A91 X8C6



To Let  
16,170 Sq ft



Unit To Let

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# To find out more, scan the QR code or please contact one of our team



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