

**REA
GUNNE**

TO - LEASE

**Prime ground floor
open plan
accommodation
suitable to a variety
of commercial uses
(STP)**

c.160 sqm / 1,772 sq.ft



100

Clanbrassil Street, Dundalk, Co. Louth.

(Previously Ulster Bank - Dundalks most prestigious location)

BER EXEMPT



Landmark Building

REA Gunne Property are delighted to bring to market this exceptional ground floor commercial premises, occupying arguably the most prominent trading position in Dundalk. This landmark property sits at the pivotal junction of Clanbrassil Street and Market Square, the town's busiest and most sought-after trading locations, offering superb dual frontage and uninterrupted exposure in the commercial and civic heart of this large urban centre.

Previously home to Ulster Bank, 100 Clanbrassil Street commands attention with its eye-catching façade over 3 floors and dominant corner profile, ensuring maximum visibility to both high pedestrian footfall and constant passing vehicular trade.





About Dundalk, Co. Louth

Dundalk serves as the county's administrative and economic hub, situated almost equidistant between Dublin and Belfast and connected by the M1 motorway and the Dublin–Belfast railway line.

Dundalk is a key driver of cross-border commerce, logistics, and regional development and is part of Ireland's Eastern Economic Corridor, supported by government initiatives for regional development, foreign direct investment, and urban regeneration and is home to a diverse and robust mix of multinational corporations, indigenous businesses, and public sector institutions, securing its position as one of the most economically dynamic regional centres in Ireland.

Situated adjacent to Specsavers and Dundalk Tourist Information Office, notable occupiers in the immediate area include PTSB, AIB, An Post, Dundalk Credit Union, Connect Credit Union, Mc Kenna Man, Guineys and a host of independent retailers, restaurant, bars and bistros.

The property is situated in Dundalk approximately 34km north of Drogheda and 23km south of Newry city with over 170,000 people living within a 30-minute drive (2021 MBR).

Located on Clanbrassil Street on the northern side of Market Square, No. 100 enjoys the towns' s highest footfall figures at the heart of its civic and commercial life. The new redeveloped square also offers a functional and inviting environment for patrons to shop, dine, relax and interact.



Subject Property





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QUOTING RENT

PRICE ON APPLICATION

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Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.



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