

FOR SALE BY PRIVATE TREATY
(POST OFFICE TO REMAIN AS LEASEHOLDER)

DROGHEDA POST OFFICE

32 WEST STREET,
DROGHEDA, CO. LOUTH,
A92 NT7N

BER E1

TWM



DROGHEDA

CO LOUTH

Drogheda, one of Ireland’s most historic towns, is renowned for its tourism and serves as an industrial hub. Situated on the east coast along the Dublin-Belfast corridor, it holds significant strategic and economic importance.

LOCATION

The subject property is situated centrally on West Street in the heart of Drogheda town centre. West Street extends east to west, running parallel to the river on its northern side, positioned between two major vehicular bridges. The property’s prime location offers excellent connectivity by bus and rail, facilitating convenient access to Dublin city centre. It resides within a key retail district near the town centre, with notable neighbouring occupants including Tesco, Penney’s, and the Westcourt Hotel.



STRATEGIC IMPORTANCE

- Drogheda is the largest and fastest growing town in Ireland.
- Situated just 50 km north of Dublin City Centre on the M1 corridor connecting Dublin and Belfast.
- Drogheda has moved from a manufacturing base to creating and nurturing high value employment in Financial Services, Fin-Tech, Agri Food & Technology
- Drogheda railway station has high speed intercity rail connections to Dundalk, Newry, Belfast and Dublin.



POPULATION

DROGHEDA TOWN

67,000*

*According to the 2022 Census.

COUNTY LOUTH

128,884*

*According to the 2022 Census.

AMENITIES

IN DROGHEDA



CAFES



RESTAURANTS



SHOPPING



HOTELS



PUBS

DRIVE TIMES

FROM DROGHEDA



Dublin Airport	0 Hr 30 mins
Dundalk	0 Hr 28 mins
Belfast Airport	1 Hr 27 mins



SCOTCH HALL SHOPPING CENTRE

DUNNES STORES

HAYMARKET BRIDGE

BUS ÉIREANN

DROGHEDA TOWN CENTRE SHOPPING CENTRE

APPLE GREEN & McDONALD'S

WEST ST

TESCO

PENNEYS

GEORGE'S ST

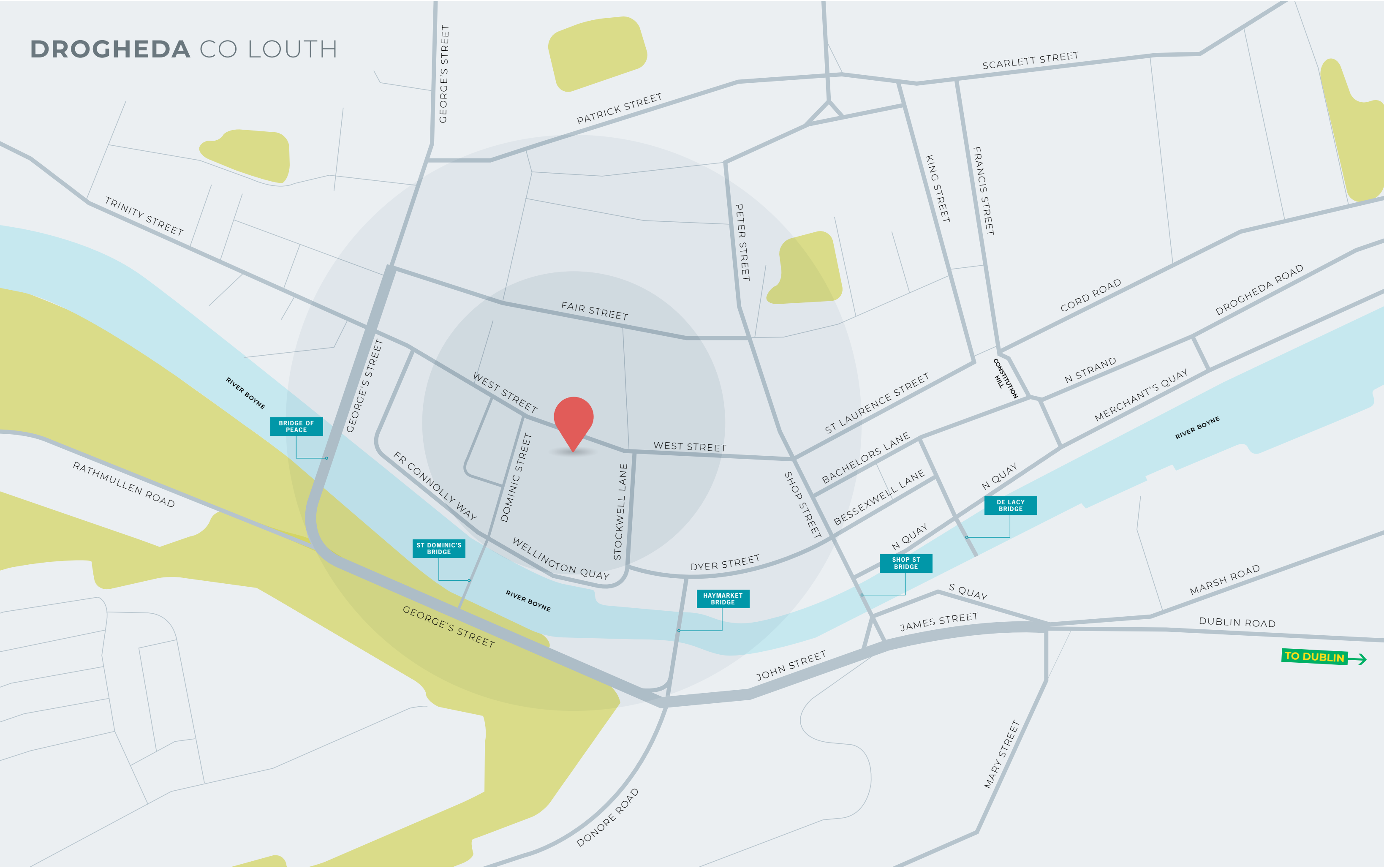
RIVER BOYNE

ST DOMINIC'S BRIDGE

DOMINIC ROAD

FR CONNOLLY WAY

DROGHEDA CO LOUTH



DESCRIPTION

The property is a substantial mid-terrace building constructed in the 1950s, primarily comprising three storeys above a basement. It features a concrete frame structure with a red brick cladding on the front façade. The front portion of the building, facing West Street, operates as a Post Office on the ground floor, with office spaces above. The rear section of the building is entirely vacant, presenting potential buyers with various redevelopment and refurbishment opportunities. An Post occupies 4,700 sq ft (436.64 sq m) of the premises, while the entire site covers approximately 0.24 hectares (0.59 acres).



ZONING

The subject site is zoned “Town Centre” under the draft Louth County Development Plan 2021-2027 which has an objective to protect and enhance the character and vibrancy of existing town and village centres and to provide for and strengthen retailing, residential, commercial, cultural, entertainment and other appropriate uses.”

TENANCY INFORMATION

The vendor has provided a draft heads of terms which are available for review.

BER **BER E1**

BER No. 800804932

TENURE

The vendor has provided a draft heads of term which are available for review upon request.



METHOD OF SALE

The Property is available for sale by private treaty. The Process is a sale and leaseback where An Post will remain in situ after the sale completes. The specific details of the sales process, legal documents, proposed commercial lease arrangements and rents and other details are available on request from TWM.

TWM

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TWM for themselves and for the vendor/lessor of the property whose agents they are, give notice that:

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property are to be relied on as a statement or representation of fact.
 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property.
 3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser, tenant or other person should not rely on them as statements or representations of fact but should satisfy themselves by inspections or otherwise as to the correctness of each of them.
 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 5. VAT may be payable on the purchase price.
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