



**Fee &  
Associates**  
Auctioneers



16 Roden Place,  
Dundalk,  
Co. Louth

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**NEARLY COMPLETE MIXED-USE DEVELOPMENT  
RETAIL/OFFICE/10 APARTMENTS @  
17 CHURCH STREET, DUNDALK, CO. LOUTH.**

*On the instructions of Mr Kieran Wallace, Receiver, KPMG,  
Minster Homes (Ireland) Ltd. (In Receivership)*



***“A SUBSTANTIAL INVESTMENT PROPERTY WITH OBVIOUS  
FUTURE CAPITAL APPRECIATION”***

**FOR SALE BY PRIVATE TREATY**



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**LOCATION:**

The subject property is located on the east side of Church Street in the heart of Dundalk Town Centre.

**THE PROPERTY:**

The property comprises an imposing two storey commercial premises extending to a total floor area of c. 320 sq. m. (c. 3,443 sq. ft.) over ground, first floor & second floors and 10 nearly complete apartments in a courtyard setting. The commercial premises comprises 2 ground floor retail units, 4 office rooms on first floor and 4 office rooms on second floor.

The apartments consist of 7 no. 2 bedroom apartments and 3 no. 1 bedroom apartments finished to shell, with six surface car park spaces.

**SCHEDULE OF ACCOMMODATION:**

**RETAIL UNITS:**

	<b>SQ. M.</b>	<b>SQ. FT.</b>
Unit 1	61.96	667
Unit 2	46.53	501
Store	26.00	280

**FIRST FLOOR:**

Office 1	15.48	167
Office 2	12.93	139
Office 3	33.43	358
Office 4 + WC	40.87	440

**SECOND FLOOR:**

Office 1	15.48	167
Office 2	12.93	139
Office 3	33.43	358
Office 4	40.87	440

<b>Total :</b>	<u>339.91</u>	<u>3,657</u>
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**APARTMENTS:**

	<b>SQ. M.</b>	<b>SQ. FT.</b>
Unit 1	61.60	663
Unit 2	40.90	440
Unit 3	63.00	678
Unit 4	51.90	558
Unit 5	52.00	560
Unit 6	76.00	818
Unit 7	68.00	732
Unit 8	62.00	667
Unit 9	42.40	456
Unit 10	61.60	663

**TITLE:**

Freehold.

**SERVICES:**

Mains Water.

Mains Sewerage





### **VIEWINGS:**

Strictly by appointment with the sole selling agents

### **Further Details Contact:**



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