

Lisney

COMMERCIAL REAL ESTATE



Mixed Use Investment Opportunity

Bryanstown, Dublin Road, Drogheda, Co. Louth | A92 E9XP

**FOR SALE**



Mixed use investment opportunity comprising Supermarket and 9 no. 2-bed. Duplexes overhead, all with independent access



Supermarket extends to approx. 576 sq.m (6,200 sq.ft) and is leased to Eurospar at €159,750 p.a., with 8.8 years unexpired



9 no. double en-suite duplexes generating €131,760 p.a



Excellent visibility and accessibility in the established Bryanstown residential neighbourhood, just off the Dublin Road



Tenants not affected



Available in one or two lots



Strong reversionary potential, with average rents currently at €1,220 pm. Currently one vacant apartment not subject to rental cap

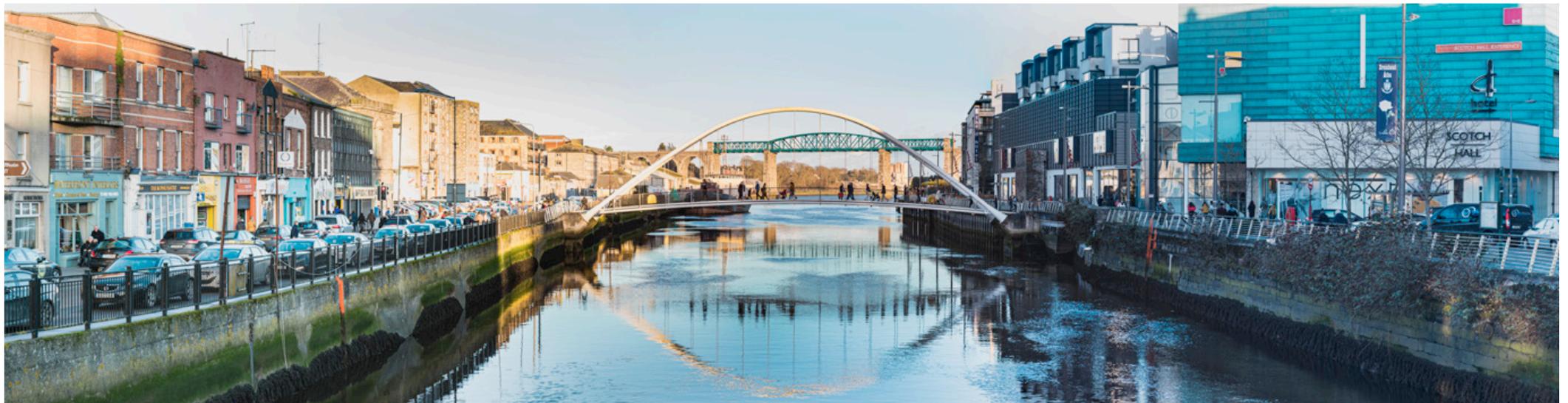


Total passing rent of €294,510 with one vacant apartment

# Location

Drogheda is Ireland's largest town and a key hub along the M1 Dublin-Belfast economic corridor, offering strong connectivity and a growing population. The subject property occupies a high-profile roadside position in Bryanstown, a sought-after residential suburb just off the main Dublin Road.

The location benefits from strong passing traffic and adjacent to Saint Mary's primary school (Ireland's second largest primary school with just under 1,000 pupils), shops, and amenities, underpinning both commercial and residential demand.



M1 (Junction 9) within  
**5 MINUTES' DRIVE**



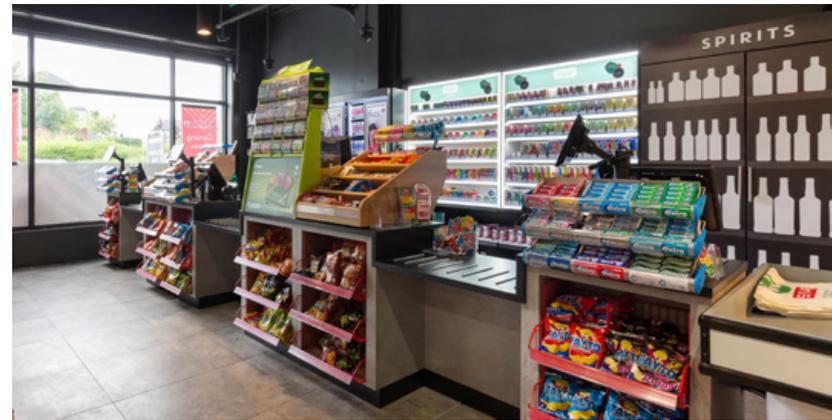
Town Centre within  
**15 MINUTES' WALK**



Drogheda Train Station within  
**10 MINUTES' WALK**  
**30 MINUTES TO DUBLIN**



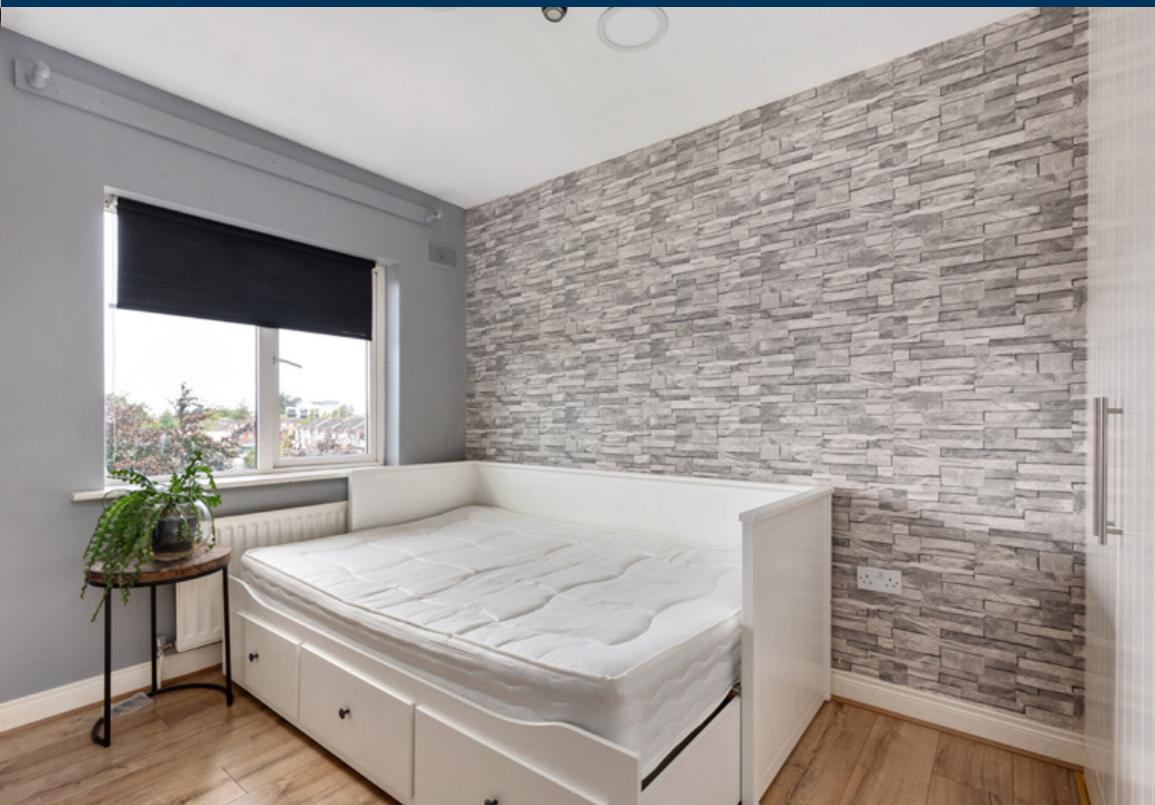
Bus routes serving Drogheda, Meath, and  
Dublin



# Description

The property comprises a substantial ground floor Supermarket with 9 duplex apartments overhead.

- The Supermarket component is leased to Triode Newhill Management Services Ltd T/a Eurospar on a 20-year lease from from 01/07/2014. Eurospar have carried out a full renovation of the retail space in August 2025.
- Each duplex apartment is approx. 84 sq.m (904 sq.ft), configured as 2 double bedrooms (both en-suite) on the upper floor coupled with living space upon entry.
- Dedicated communal parking to the front, side, and rear.



# Tenancy Details

## Lot 1

Unit	Area Sq. ft	Rent	Comment
Ground floor Supermarket	6,200	€159,750	Leased to Triode Newhill Management Services Ltd T/a Eurospar on 20-year lease from 01/07/2014. Passing rent set at 2024 rent review with next review in July 2029
ATM		€3,000	Expiring 01/11/2027
<b>Total</b>	<b>6,200</b>	<b>€162,750</b>	

## Lot 2

Unit	Area Sq.ft (GIA)	Rent	Comment
Apartment 1 (2 bed duplex)	904	€16,200	Private Residential
Apartment 2 (2 bed duplex)	904	€15,000	Private Residential
Apartment 3 (2 bed duplex)	904	€19,800	Private Residential
Apartment 4 (2 bed duplex)	904	€15,000	Private Residential
Apartment 5 (2 bed duplex)	904	€15,000	Private Residential
Apartment 6 (2 bed duplex)	904	Vacant*	Vacant
Apartment 7 (2 bed duplex)	904	€18,600	Private Residential
Apartment 8 (2 bed duplex)	904	€16,080	Private Residential
Apartment 9 (2 bed duplex)	904	€16,080	Private Residential
<b>Total</b>	<b>8,136</b>	<b>€131,760</b>	

All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence

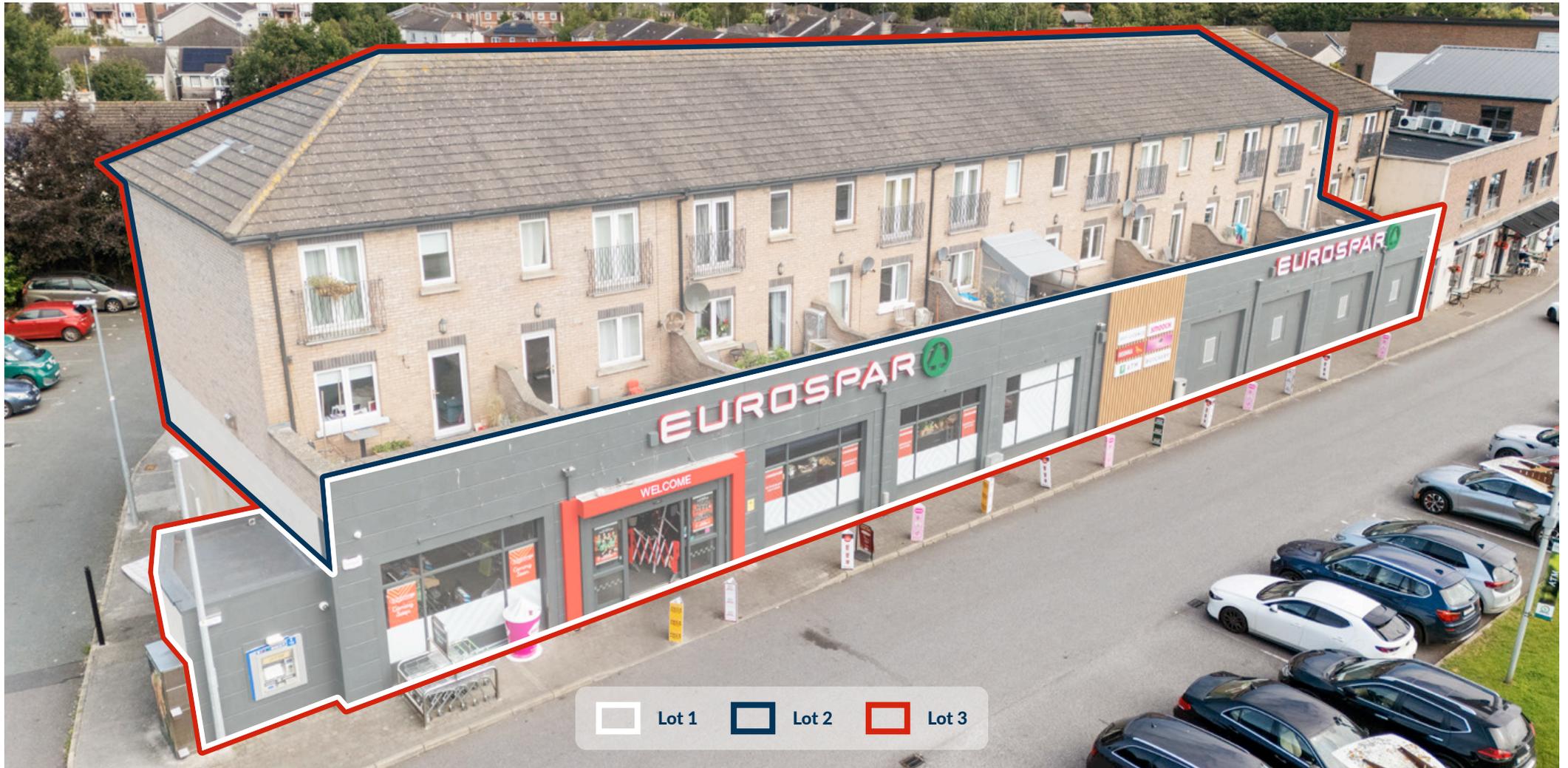
\*Vacant unit not subject to rental cap

## Lot 3

Unit	Area Sq. ft	Rent	Comment
Entire	14,336	€294,510	Entire including supermarket, ATM and 9 no 2-bedroom duplexes



\*Site outline shown is for illustration purposes only



## Price

The Property can be sold in three distinct lots exclusive of VAT.

- Lot 1**  
 Supermarket & ATM  
 Guiding excess €2,000,000  
 NIY: 7.40% (assuming costs at 9.96%)
- Lot 2**  
 9 Duplexes  
 Guiding excess €1,750,000 (€190,000 per unit)
- Lot 3**  
 Entire Property  
 Guiding excess €3,750,000



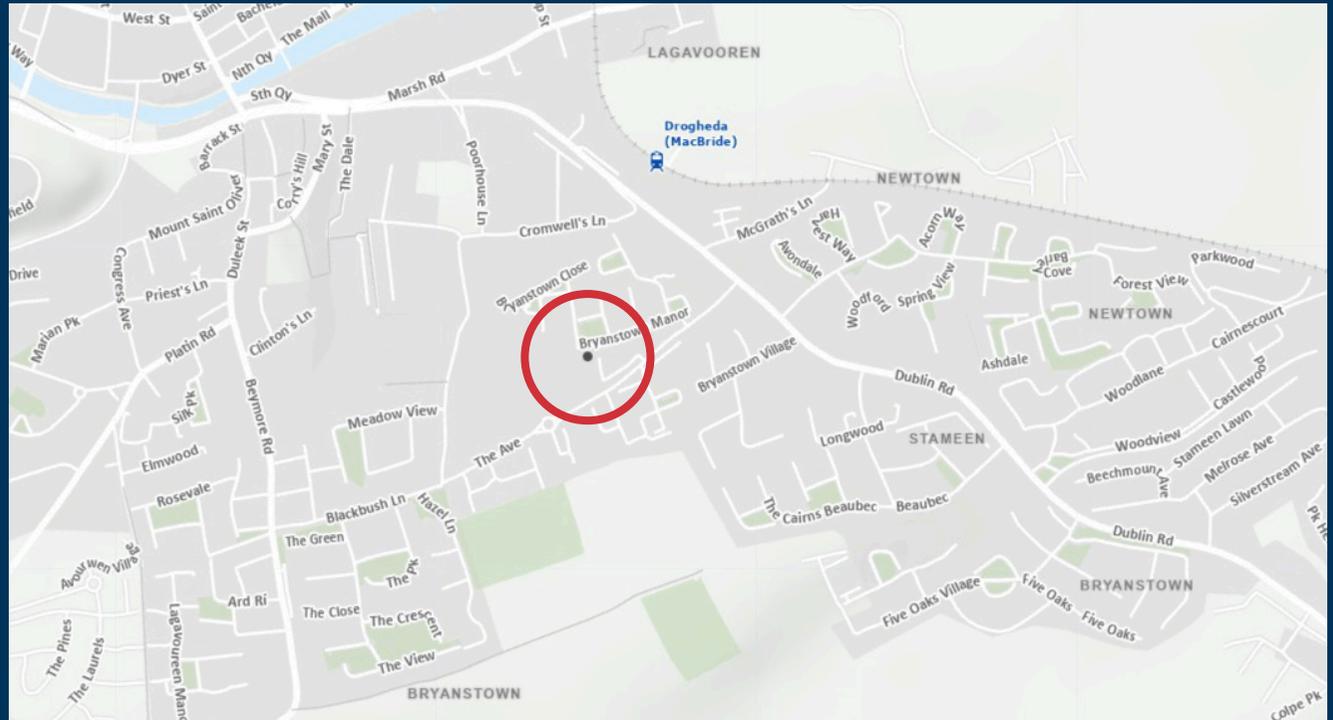
## Title

We understand that the property is held freehold.

## BER

Apartments: **BER C2 C3**

Supermarket: **BER B3**



## Viewings

For further information or to arrange a viewing, please contact sole selling agent:



St. Stephen's Green House  
Earlsfort Terrace, Dublin 2,  
D02 PH42  
t: +353 1 638 2700  
e: dublin@lisney.com

Strictly by appointment through selling agent Lisney

**Thomas Byrne** | T: + 353 87 639 7126 | E: tbyrne@lisney.com

**Harry Talbot** | T: + 353 85 228 3450 | E: htalbot@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.