





14 Watergate Street, Navan represents an excellent opportunity to acquire a prime town centre investment property comprising a conjoined commercial building extending to approximately 300 sqm.

# 14 Watergate Street Navan Co. Meath C15 XR29

## INTRODUCTION

The property is prominently positioned within Navan Town Centre, benefiting from strong footfall and a well-established commercial environment.

The property is currently let to a long-established medical practice at a rent of €48,000 per annum, on a 10-year lease from 20th September 2020, offering investors a secure and reliable income stream.

The layout reflects its long-standing use as a medical practice and is presented in a functional condition suitable for continued occupation.

In addition, the property benefits from first floor space currently utilised for storage, which may offer future potential for additional accommodation or reconfiguration, subject to the relevant consents.

Overall, this is a well-established and income-producing asset in a prime Navan location, combining a strong tenant covenant with long-term potential, making it an attractive proposition for private investors and pension funds alike.

The accommodation is well configured and fitted for medical use, comprising: A number of treatment and consultation rooms, dedicated waiting areas, office and administrative space, storage rooms, canteen facilities and toilet facilities.

## FEATURES

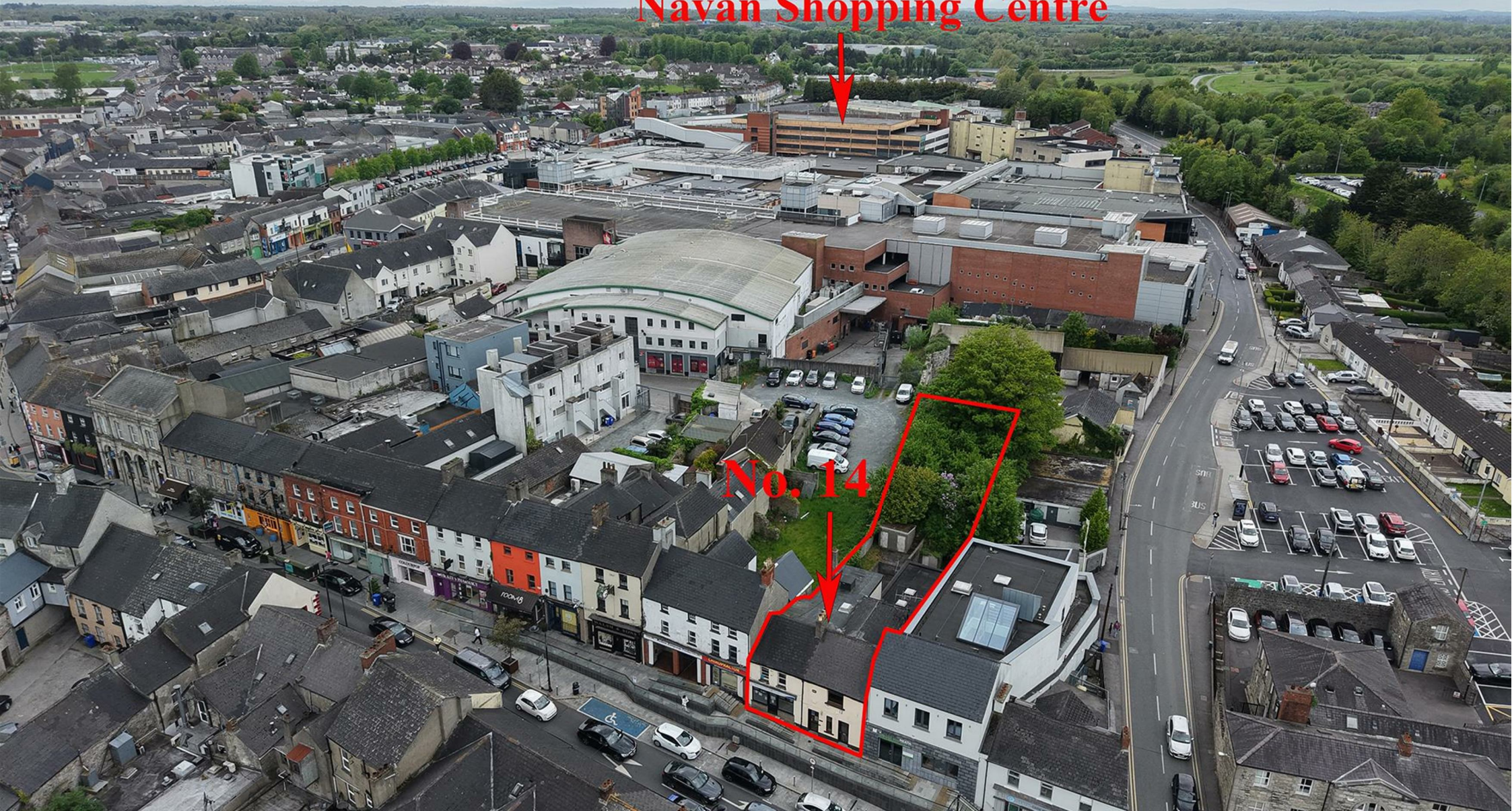
- Lease in place
- Investment property
- Rent 48,000 per annum
- Excellent town centre location
- Oil heating
- Potential for further development in future

## DIRECTIONS

EIRCODE C15 XR29



# Navan Shopping Centre



**0469027666**

38 Watergate Street, Navan, Co. Meath, C15 PT8X  
raymondpotterton.com

Follow us:

