



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

FOR SALE SITES 14 SWINFORD INDUSTRIAL PARK, KILKELLY ROAD, SWINFORD.



FEATURES:

- Located just 0.4km from Swinford Town and just off the N5.
- Four sites for Sale each circa 0.202 HA (Circa 0.5Acre)
- Connected to mains and sewage

FOR SALE



PSRA License No. 001318

Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

DESCRIPTION

In accordance with instructions from Mayo County Council, we are offering Site No 14 in the Swinford Industrial Park which is located 0.5 of a kilometre from Swinford town centre and immediately adjacent to the N5, the main Mayo-Dublin Road, adjacent to the junction with the old Kilkelly Road.

The Park is directly accessible from the Kilkelly Road, has easy access to Swinford town, while Castlebar and Ireland West Knock Airport are both within a 15 minute drive of this location. Each site comprises 0.2 hectares (0.5 acres) and enjoys frontage to the estate road, which benefits from a commercial vehicular access.

Further features include:

- Mains water connection available to each site (100mm main - no connection fee),
- Mains sewage connection together with surface water drainage
- Ducting for power supply and telecom cables
- Site boundary to be enclosed by 2m high chain link security fence at rear
- Maintenance - ongoing maintenance of public areas to be carried out by Mayo County Council - general maintenance charge of €1,000 per acre to C.P.I. will apply in due course.

This is a modern designed business park in a good location making it ideal for smaller or light industry, warehousing, wholesaling and possibly retailing (all development subject to Planning Permission).

SOLICITORS:

King & McEllin, The Mall, Castlebar, Co. Mayo.

SOLE SELLING AGENTS:

Tuohy O'Toole, The Mall, Westport, Co. Mayo - 098
28000

GUIDE PRICE

€65,000