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# EXTENSIVE COMMERCIAL PROPERTY LINENHALL STREET & RUSH STREET, CASTLEBAR F23 DX99



**BER C3**

## FEATURES:

- High profile town centre location
- Dual street frontage onto Linenhall Street and Rush Street
- Imposing three storey building extending to 6,900 sq. ft.
- Arranged as large retail unit
- Suitable for multiple uses
- Offers further development potential
- Benefits from rear access
- Zoned Town Centre Commercial

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.

## LOCATION

Located on a very high profile town centre location in the heart of Castlebar. Positioned on Linenhall Street at the junction with Rush Street. This is a mixed use mainly commercial location at the eastern end of Main Street. Within the immediate area there are a large number of Bars, Restaurants, The Linenhall Arts Centre is adjacent and immediately opposite is the offices of Education Training Board Castlebar. Other occupiers in the area include Elverys Sports and Paddy Power.

Castlebar is the County town of Mayo with a populations in excess of 12,000. It acts as the main commercial and business centre with a broad range of keys employers which include GMIT, Mayo University Hospital, Baxter, Mayo County Council, Elverys Sports and Fort Wayne Metals. Castlebar is positioned on the N5, N84 and N59. It is also located on the mains Dublin to Westport trainline and has 4 services daily. Knock airport is located approximately 35 mins away.

## DESCRIPTION

Comprises an imposing three storey property of period construction. Arranged currently in retail use across the ground and first floor. There is an impressive staircase leading to the first floor. Built of rendered masonry walls under a recently replaced slate roof, the property has an extensive dual shop fronts and a number of attractive windows openings across the upper floors. The upper floors have the benefits of 2 no separate access doors off Linenhall and Rush Street. The building further benefits from a rear gated entrance into a small enclosed rear yard where there are a series of small stone outbuildings. Total site area is 0.048 Hectares (0.12 Acres).

Given the large scale and location of this property, it offers potential for a variety of uses which might include a Restaurant, Retail, Offices or residential uses on the upper floors S.P.P.

**FLOOR AREAS** – We understand that the property has the following floors areas on a gross internal basis;

| Floor  | Use    | Sq.m | Sq.ft |
|--------|--------|------|-------|
| Ground | Retail | 273  | 2,938 |
| First  |        | 284  | 3,057 |
| Second |        | 84   | 905   |
| Total  |        | 641  | 6,900 |

## SERVICES

The property is connected to all mains services

## ZONING

Under the Castlebar Area Plan the property is zoned Town Centre Commercial

## TITLE

Unregistered Fee simple title sold with full vacant possession

**BER – C3** No. 800847766

**ASKING PRICE €550,000**

### **VIEWINGS**

The property can be viewed strictly by prior appointment with the sole selling agents, Tuohy O'Toole. Contact- Gerard O'Toole (098) 28000 or [gerard@tot.ie](mailto:gerard@tot.ie)

### **DIRECTIONS**

The property is prominently position on the corner of Linenhall Street and Rush Street in the town centre of Castlebar. Follow Eircode for GPS Directions.





