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Estate Agents | Auctioneers | Valuation Surveyors

COMMERCIAL PROPERTY ON EXTENSIVE SITE, MOUNTAIN VIEW, CASTLEBAR



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FEATURES:

- Excellent Town Centre location in Castlebar
- Substantial mainly single storey building of 230sq.m
- Site extending to 0.1115 Hectares (0.28 Acres)
- Suitable for a wide variety of uses or redevelopment subject to Planning Permission
- Site currently zoned "E" - Town Centre
- Connected to all mains services

FOR SALE



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

The property is prominently located on Mountain View, being in close proximity to the main retail and business centre of Castlebar. This is a mixed use retail, residential and professional services location and occupiers include solicitors, veterinary practice, The Ivy Tower Hotel, The TF Theatre, Mayo University Hospital and GMIT

Castlebar is the business and administrative capital of Co. Mayo with a growing population now in excess of 10,000. It has a broad and diversified employer base which includes GMIT, Mayo County Council, Baxter and Mayo University Hospital. Castlebar is well connected with road and rail infrastructure being on the N84, N5, N60 and on the main Westport to Dublin railway line.

DESCRIPTION

A detached, mainly single storey, flat roofed building constructed in 1941/42 . It is now being offered for sale with full vacant possession. The property appears to be of a block construction with painted pebble dash finish under a reinforced concrete roof. Windows are steel and mainly single glazed. The property requires complete refurbishment or redevelopment, subject to Planning Permission, and offers the opportunity for a wide variety of uses.

The site extends to a total of 0.115 Hectares (0.28 Acres). and is relatively flat with extensive direct street frontage onto Mountain View and both a pedestrian and vehicular entrance.

SERVICES

We understand the property is or can be connected to all mains services including water, sewerage, electricity and telecoms.

PLANNING ZONING

The property is located within the Castlebar Local Area Development Plan and is presently zoned "E"-Town Centre. This zoning allows for a broad range of commercial or residential uses S.P.P

Viewings and all further information from sole Selling Agents and strictly by prior appointment. Contact either Peter Tuohy or Gerard O'Toole at 098 28000, peter@tot.ie or gerard@tot.ie.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALLWAY 2.7m x 1.01m

Store Room 1.75m x 1.2m

TOILET	1.23m x 2.16m
ROOM (1):	5.1m x 3.4m
TOILET (2)	2.49m x 0.9m
ROOM (2):	7.64m x 10.1m
Store Room	3.57m x 3.23m
ENTRANCE HALLWAY (2)	4.1m x 3.2m
LOWER LEVEL	
HALLWAY:	7.5m x 1.1m
ROOM (3):	11.64m x 4.88m
ROOM (4):	4.88m x 6.375m plus 2.582m x 1.44m

ASKING PRICE €250,000

DIRECTIONS

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