



TUOHY  
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Estate Agents | Auctioneers | Valuation Surveyors

# FOR RENTAL FORMERLY AGHNA'S CAFÉ DALTON STREET CLAREMORRIS F12 EH75



**BER C2**

## FEATURES:

- Centrally located in the town centre of Claremorris
- Extensive street frontage
- Fully fitted Restaurant of 190 sq m for up to 78 covers
- Excellent condition throughout
- Fantastic trading opportunity with no upfront costs
- Available to let on a 5 year lease at €30,000 p.a.

**TOT**



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 the east side of Dalton Street in the town centre of Claremorris. This is a high profile mixed use location comprising mainly of commercial activities. Adjoining or nearby occupiers include Claremorris Swimming Pool, Claremorris Library, St Colman's Church, Claremorris GAA Club, Silverbridge Shopping Centre anchored by Tesco and Aldi. Claremorris is the commercial centre of south County Mayo having a population of 4,000. It is well connected with road and rail infrastructure being on the N60, N17 and main rail services between Dublin and Westport. Claremorris has a number of significant employers which include Mayo County Council, Tesco, CBE and Delta Dental.

Tuam 27kms, Castlebar 27kms, Galway 61kms, Knock Airport 31km, Dublin 244kms

## DESCRIPTION

A high quality self-contained ground floor restaurant set within a detached two storey modern building. Extending to 190sq.m, the restaurant can cater for up to 78 covers and is presented fully fitted out throughout. Maintained to an excellent standard, the property has very extensive kitchens which are fully fitted out.

## ACCOMMODATION COMPRISES

FLOOR	DESCRIPTION	SIZE SQ/M	SIZE SQ.FT
GROUND	Dining Room & Toilets	126.46	1,361
	Kitchen	39.11	421
	Store Rooms	24.26	261
		190	2,045

## CONTENTS

The property for rent is a completely fitted out restaurant, contents and commercial kitchen. Much of the equipment is new and the overall standard of the interior is exceptional. A full inventory of the contents is available on request.

## SERVICES

The property is connected the following services;  
 Sewerage- mains  
 Water- mains  
 Electricity- mains. In addition the property has its own generator  
 Gas - mains  
 Telecoms- Mains provider  
 Alarm-

## RATES

The commercial property has rateable value of €63.49 meaning annual rates are €4,978.89 for 2021.

## BER

The commercial property has a Ber rating of C2 (800804841)

## VIEWINGS & FURTHER INFORMATION

All viewings strictly by prior appointment.

Contact- Gerard O'Toole 098 28000 or [gerard@tot.ie](mailto:gerard@tot.ie)

**RENTAL - €30,000 per annum**

## DIRECTIONS

The property is prominently located on Dalton Street in the town centre of Claremorris adjacent to Claremorris Swimming Pool.



