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Estate Agents | Auctioneers | Valuation Surveyors

Retail Unit & Residence BRIDGE STREET WESTPORT

F28 WV61





FEATURES:

- Self-contained retail shop & 3 bedroom apartment
- High Profile Town Centre Location
- In need of refurbishment
- Offers immense potential
- Of interest to both owner occupiers & investors

O' Toole & Co. 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 subject property is located on upper Bridge Street in a high profile town centre location. This is predominantly a retail location and adjoining and nearby occupiers include, O' Malley's Bar, Heneghan's Bar, Carraig Donn and Portwest. In the wider context Westport is an immensely popular seaside town located on the inner shores of Clew Bay and on the wild Atlantic way. Westport is well connected with road and rail infra-structure and has an abundance of recreational amenities together with excellent retail shopping and restaurants.

DESCRIPTION

Self-contained part 3 storey and part 2 storey ground floor retail property together with a 3 bedroom apartment to the rear of the ground floor and on the upper floors. The property has until recently been occupied as a residential retail business but now is in need of refurbishment. To the rear there is a small enclosed courtyard and two storey stone built shed.

SERVICES

We understand that the property is connected with : Water Mains Sewerage Mains Electricity Mains

BER

BER – F BER Number 800935504

GUIDE PRICE €295,000

ACCOMMODATION COMPRISES:

GROUND FLOOR	
RETAIL UNIT	7.86m x 3.53m Solid maple floors, spotlights to ceiling
KITCHEN:	6.15m x 2.68m
FIRST FLOOR	via a softwood timber staircase, carpet surround



LANDING:	2.29m x 2.0m
BEDROOM (1):	4.24m x 2.83m
LIVING ROOM:	3.48m x 4.78m
BATHROOM:	1.84m x 2.36m
SECOND FLOOR	
	3.44m x 7.25m
OUTSIDE	
BOILER HOUSE	1.51m x 1.6m Small enclosed rear yard,
GROUND FLOOR	
SHED	5.82m x 2.53m Two Storey
FIRST FLOOR	
SHED	5.82m x 2.53m

DIRECTIONS

Located near the top of Bridge Street on the left hand side.

















