

For  
Sale



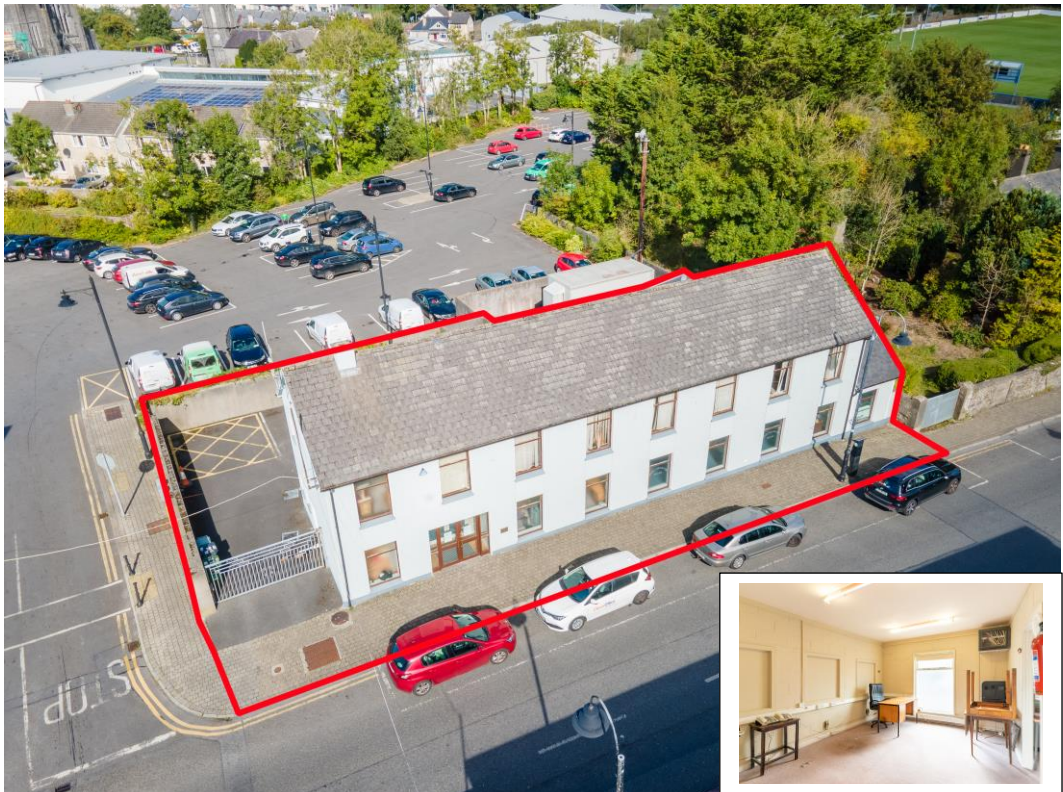
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PURPOSE-BUILT  
DETACHED OFFICE PREMISES  
**COURTHOUSE ROAD,  
CLAREMORRIS, CO. MAYO**  
F12 WD28



**BER D2**

**FEATURES:**

- Town Centre location
- Substantial two-storey office plus attic (318 sq. m.)
- Fully fitted large offices
- Secure on-site car parking (7/8 cars)
- Adjacent Public Car Park
- Outstanding investment or business opportunity
- Ideal for professional offices or retail user (subject to PP)

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.

PSRA Licence No. 001318

## LOCATION

Located on the east side of the Ballyhaunis Road in the town centre of Claremorris. This is a high-profile mixed-use location comprising mainly of commercial activities. Adjoining or nearby occupiers include The Food Store, Keans Butchers and Green's together with a number of other retailers and professional services. In relatively close proximity are also a series of other retailers which include, Tesco, Boots, Aldi, Lidl and Claremorris Post Office.

Claremorris is the commercial centre of south county Mayo having a population of 4,000. It is well connected with road and rail infra-structure being on the N60, N17 and being a main rail service between Dublin and Westport, and also serves as a commuter town for Galway. Claremorris has a number of significant employers which include Mayo County Council, Tesco, CBE and Delta Dental.

Distances Tuam 27 kms. Castlebar 27kms. Galway 60 kms Knock Airport 31 kms and Dublin 244 kms.

## DESCRIPTION

A detached purpose built two-storey office building extending to a total of 318 sq. ft. The building has a traditional rendered block construction with pitch slate roof. The ground floor of the property is divided into a series of cellular offices together having toilet facilities and at first floor the property is largely open plan. There is stairwell access to the upper floors.

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

- Reception Hall
- Kitchen
- Male & Female Toilets
- Reception Office
- Document Safe (Former walk-in Bank Safe)
- Inner Hall – access to car park
- 3 Cellular Offices
- Administration Office
- File Room/Office
- File Store
- Principals' office -Vaulted tongue & groove ceiling

**Total Ground Floor Area: 185 sq. m (1,991 sq. ft)**

### FIRST FLOOR

- Bathroom
- Post Room – Fluorescent lighting, open shelves
- Landing
- Open Plan Office/store Room

**Total First Floor 133 sq.m (1,431 sq. ft)**

### ATTIC FLOOR

- Fully floored and ideal for file or stock storage

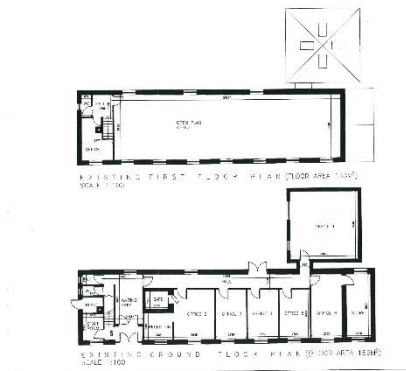
Externally the property benefits from secure on-site car parking to the rear providing parking with a tarmac surface for approximately 8 cars.

Ground Floor area 185 sq. m.

First Floor area 133 sq. m.

Total Floor area 318 sq. m. (3,422 sq. ft.) (excluding attic)





## SERVICES

The property is connected with the following services.

Heating	Oil Fired Central Heating
Water	Mains
Sewerage	Mains
Electricity	Mains

## RATES

The property has a rateable value of €76.18. (€5,974 - 2023)

**BER** The property has a D2 BER rating - No. 800400988

## TENURE

The property will be sold with full vacant possession but there is registered Freehold Title held within Folio MY76931F.

## ASKING PRICE €350,000

## DIRECTIONS

The property is located on the Courthouse Road, Claremorris with our For Sale sign erected thereon. You can put the Eircode (F12 WD28) into your GPS and it will bring you to the property.



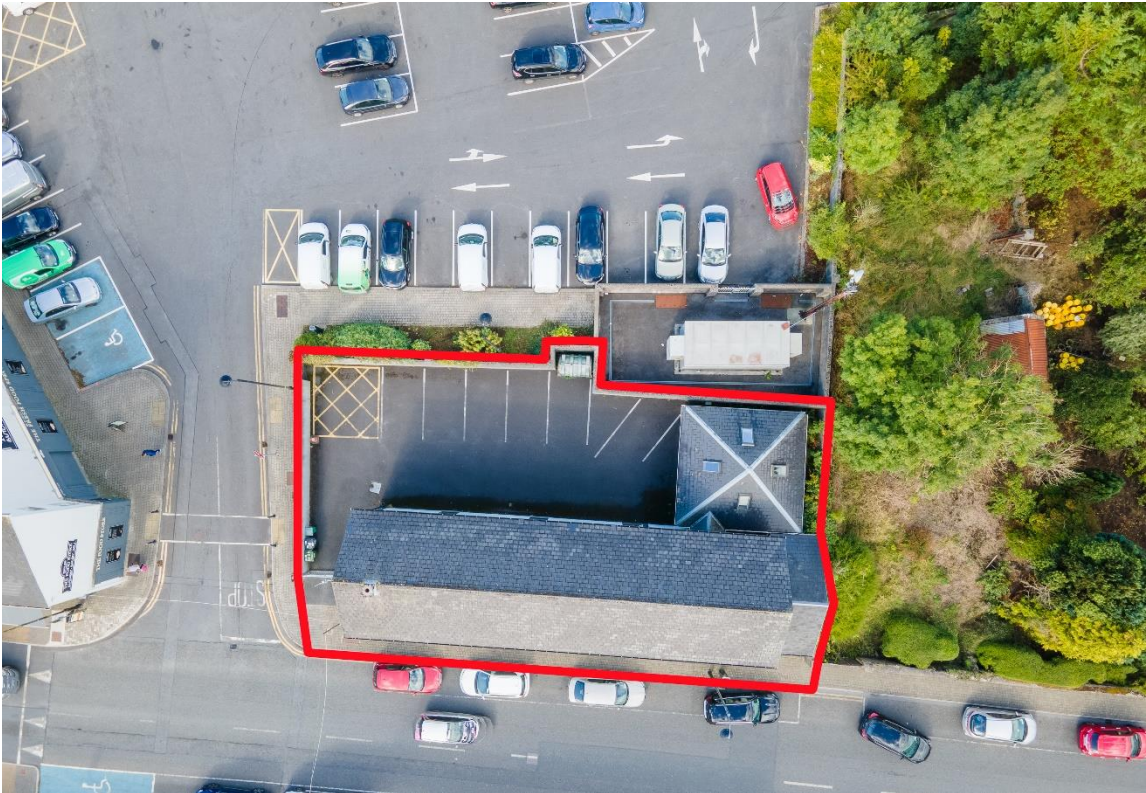


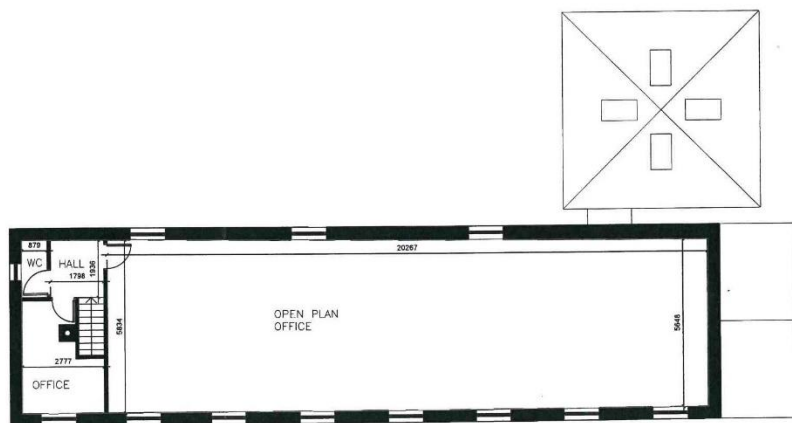




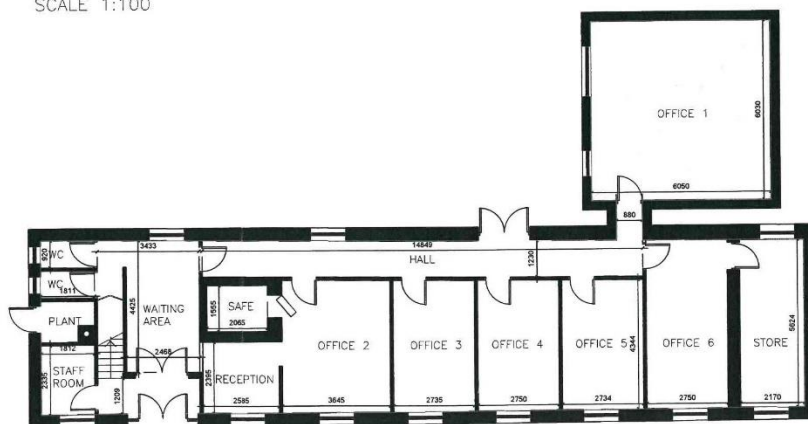


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EXISTING FIRST FLOOR PLAN (FLOOR AREA 133M<sup>2</sup>)  
SCALE 1:100



EXISTING GROUND FLOOR PLAN (FLOOR AREA 185M<sup>2</sup>)  
SCALE 1:100

