

For
Sale



O'TOOLE
& CO.

The Mall
Westport
Co. Mayo
F28 T381

T: 098 28000
E: info@tot.ie
W: www.tot.ie
DX: Westport DX53008

Estate Agents | Auctioneers | Valuation Surveyors

SMYTHS SHOP & RESIDENTIAL ACCOMMODATION MAIN STREET, CLAREMORRIS F12 RY11



BER D2

€400,000

FEATURES:

- Prime town centre location
- Substantial retail property with self-contained 2 bed first floor Apartment
- Excellent condition throughout
- Suitable for a broad range of uses offering excellent potential
- Benefits from front and rear access
- Large rear site/car parking
- Of interest to both Investors and Owner Occupiers

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 Main 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 AIB, Bank of Ireland, Claremorris Credit Union, Paddy Power and Vodafone. 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 Co Co, Tesco, CBE and Delta Dental. Tuam 27kms, Castlebar 27kms, Galway 61kms, Knock Airport 31km, Dublin 244kms

DESCRIPTION

Renowned and long established retail business which has recently closed. Established in xxx, Smyths Toys was highly regarded locally and indeed regionally. Over the years, the property has been substantially extended and now provides an excellent long rectangular property which benefits from dual frontages and could very easily be split into two separate units if required. The front section is constructed of rendered stone under a pitched slate roof. The shop front has an attractive cut lime stone facade and extensive glazing with automatic doors. The retail property has been extended to the rear on two occasions all built of rendered concrete block with insulated metal deck roofs and a glazed door to the side. There is a separate on street entrance providing access to the first floor Apartment which is generally in excellent condition. The extensive rear site has a tarmac surface.

The sale of this property presents an exceptional opportunity to purchase a highly successful and renowned Retail shop which has been operating from this location for more than xx years. For an incoming owner/investor, there will be limited if any additional costs as the business is fully fitted out. The property has been built and maintained to an excellent standard. Viewing is highly recommended to fully appreciate the overall quality of this property.

ACCOMMODATION COMPRISES

FLOOR AREAS - 596sq.m (6,415sq.ft)

DESCRIPTION	TOTAL SQ. M	TOTAL SQ. FT
Store Room/Bar Area	21.76	234.29
Retail Shop	107.25	1,154.00
Retail Area	31.80	342.30
Rear Section One	88.55	953.24
Rear Section Two	78.67	846.84
Store Room	133.25	1,434.00
Total Ground Floor	461.28	4,965

FIRST		
Front of building large open plan office which has been extensively refurbished, I understand this was Liam's office , plastered and painted walls, carpeted floor	37.42	402.76
Balance of accommodation has a gross internal length of	79.98	860.96
Bedroom with en-suite	17.10	184.07
Bathroom		
Utility		
Living room		
Total First floor	134.50	1,447
Total Area	596	6,415

SPECIFICATION

- Mix of masonry and block construction
- Mix of roof types and construction
- Open plan retail accommodation
- Suspended ceilings with integrated lighting
- Ceiling mounted heating/coolers
- High spec electrical specification
- Fully fitted 2 bed Apartment overhead

ZONING

The property is located within the jurisdiction of Mayo County Council and under the Mayo County Development Plan 2022-2028. Claremorris is considered a Tier II Town, and the subject property is zoned Town Centre.

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

To be advised

BER - D2 800966772

TITLE - Freehold Title

TENURE - The property will be sold with full vacant possession

VIEWINGS & FURTHER INFORMATION

All viewings strictly by prior appointment.

Contact- Gerard O'Toole 098 28000 or info@tot.ie

ASKING PRICE €400,000

DIRECTIONS

The property is prominently located on Main Street. Follow Eircode F12 RY11 and look out for O'Toole & Co For Sale Sign.







O'TOOLE
& CO.





