

For  
Sale



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Estate Agents | Auctioneers | Valuation Surveyors

# MOUNT BROWNE HOUSE DISTILLERY ROAD, WESTPORT F28 KA00



BER E1

€295,000

## FEATURES:

- Town Centre Location
- Dual Frontage to Castlebar Street and Distillery Road
- Excellent Projection to N5
- Ground and First Floor Office Accommodation
- 6 Offices over Two Floors
- Extending to 137 sq. m (1,476 sq. ft)
- Good on-street parking
- Versatile User Option, Subject to P.P

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

Mount Browne House is centrally located at the junction of Castlebar Street and Distillery Road. Castlebar Street is the main access road (N5 Dublin - Castlebar - Westport Road) into Westport Town. Enjoying dual frontage and excellent projection to all traffic entering the town from the N5. Other Commercial users in the immediate area include Westport Plaza Hotel, The Castlecourt and many more.

In a wider context Westport is one of the more popular Coastal towns along the Western Seaboard and has a growing population now in the order of 5,500 people. Westport is well connected with good Road and Rail infrastructure being on the N5, N59 and main Westport to Dublin Railway line.

## DESCRIPTION

Mount Browne House is a two storey premises comprising of 3 offices at ground floor with a kitchen to the rear together with 3 further offices and a bathroom at first floor level with a total of c. 137 sq. (c1,476 sq. ft) of office space.

**RATES PAYABLE:** €2,744.70 per annum.

**SERVICES:** All Mains services are either connected or available.

**BER:** 800549214 E1

**INSPECTION:** By appointment with the Sole Selling Agent, O'Toole & Co., Ltd TEL: (098) 28000 or email [info@tot.ie](mailto:info@tot.ie)

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE PORCH:</b>	1.92m x 1.31m
<b>ENTRANCE HALL:</b>	3.84m x 2.41m
<b>OFFICE: 1</b>	4.55m x 2.87m
<b>OFFICE: 2</b>	4.08m x 3.23m
<b>OFFICE: 3</b>	4.14m x 2.53m
<b>KITCHEN:</b>	4.29m x 2.53m

### FIRST FLOOR

<b>LANDING:</b>	5.22m x 2.6m
<b>OFFICE:4</b>	4.27m x 3.0m

**OFFICE: 5** 4.57m x 3m

**OFFICE: 6** 4.37m x 4m plus 6.39

**BATHROOM:** 3.12m x 2.44m

Total 137.19 sq.m (1,496 sq.ft)

**ASKING PRICE: €295,000**

## **DIRECTIONS**

Mount Browne House is located at the junction of Castlebar Street and Distillery Road – Eircode F28 KA00



