

William Street, Tullamore, Co. Offaly.

Available for lease, this imposing building (approximately 5,200 Sq.Ft. over 3 floors) is due to come on the market in the coming weeks. The last tenants were ESB Ireland who operated an electrical goods store. The owners intend to refurbish the premises, but there maybe an option to rent the premises as-is. The property is located on the towns main thoroughfare of William Street and offers excellent window frontage. The property also has the benefit of having alternative access (and window frontage) via Offaly Street which runs to the rear of the premises, the former Texas carpark is also located directly to the rear.



Price : €36,000 per annum
(on completion)

Auctioneers, Valuers, Estate Agents, Property Consultants & Letting Agents
5 William Street, Tullamore, Co. Offaly.

Tel: 05793 21522 After Hours : 087 6188625 Fax: 05793 51063 Email : clearys@propertypartners.ie

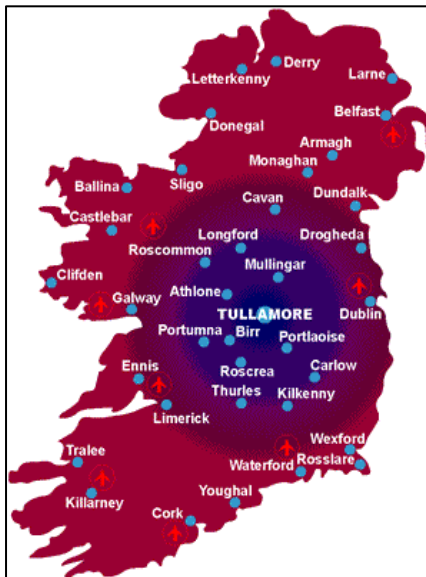
Proprietor : Mr. Richard Cleary (M.I.P.A.V. & M.C.E.I. & assoc.I.A.V.I.).

**Member firm of the Institute of Professional Auctioneers & Valuers and
the European Confederation of Real Estate Agents.**

Location

The surrounding area is mixed commercial in character with adjoining occupiers including bookmakers, shoe shops, men's & ladies fashion outlets, hairdressing salons, financial institutions, restaurants, chemists, a shopping mall, fast food outlets, coffee shops, solicitors, auctioneers, public houses & various other retail outlets.

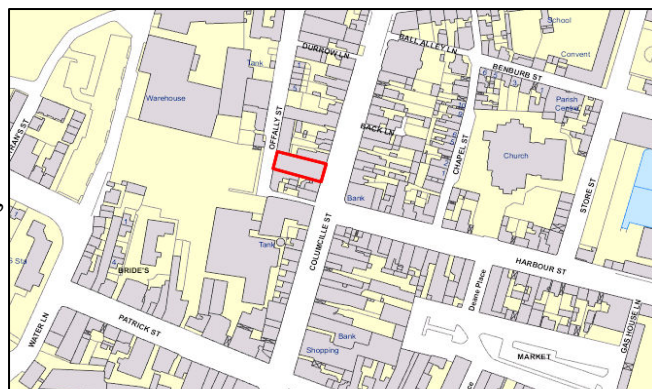
Town	Distance KM
Portlaoise	34
Mullingar	35
Birr	37
Athlone	43
Carlow	71
Kilkenny	82
Dublin	105
Galway	122



Accommodation	Sq.m.
Ground Retail	310.0
Ground Office	29.8
First Office	43.5
First Office/Store	50.9
Second Office	46.0
Second Canteen	9.2
Total NIA	489.4

Accommodation

The ground floor offers in the region of 3,600 Sq.Ft., the first floor offers in the region of 1,000 Sq.Ft., whilst the second floor offers in the region of 600 Sq.Ft.. Accommodation consists of the Ground Retail, Ground floor Office, First floor Office, First floor Office/Store, Second floor Office and there is also a second Canteen area.



Services

We are advised that all mains services are available and connected to the property.

Lease

The length of the lease and the terms of the lease, are both negotiable.

Rates

The rates are €14,882.



Auctioneers, Valuers, Estate Agents, Property Consultants & Letting Agents
5 William Street, Tullamore, Co. Offaly.

Tel: 05793 21522 After Hours : 087 6188625 Fax: 05793 51063 Email : clearvs@propertypartners.ie
Proprietor : Mr. Richard Cleary (M.I.P.A.V. & M.C.E.I. & assoc.I.A.V.I.).
Member firm of the Institute of Professional Auctioneers & Valuers and
the European Confederation of Real Estate Agents.