

FOR SALE (Tenants Not Affected)

**Limerick Road,
Sixmilebridge,
Co. Clare**

POWER
& ASSOCIATES



- The subject property comprises 1 no. retail unit and Doctor's Surgery at ground floor level and 2 no. apartments at first floor level.
- The subject property enjoys a very prominent return frontage onto the Limerick Road, Sixmilebridge, Co. Clare.
- Currently producing an annual rental income of circa €31,200 per annum.
- On street parking to the front of the property.

BER C2 G

Tel: (061) 318 770

Web: www.powerandassociates.com

Limerick Road, Sixmilebridge, Co. Clare

LOCATION

Sixmilebridge is a small town in County Clare, Ireland. Located midway between Ennis and Limerick city, the town is a short distance away from the main N18 road, being on the old "back road" between the two. The subject property is located in heart of the village of Sixmilebridge.

DESCRIPTION

The subject property comprises a Doctor's Surgery and 1 no. retail unit at ground floor level. There are 1 no. 3 bed apartment and 1 no. 2 bed apartment. There is on street parking to the front of the property.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Description:	Area (sq.metres)	Area (sq.feet)
Surgery	131	1,409
Retail Unit No. 1	c.74.3	c.800
Apt No. 1 (3 Bed)	95.8	1,031
Apt no. 2 (2 Bed)	62.8	676
Total:	363.9	3,917

GUIDE PRICE

€250,000 exclusive.

SERVICE CHARGE

Details available on request

RATES

Detail available on request.

BER DETAILS

Retail Unit

BER: **BER C2**

BER No: 800206401

EPI: 947.13 kWh/m2/yr

The Bridge Surgery

BER: **BER D1**

BER No: 800206450

EPI: 514.85 kWh/m2/yr

Apt 1

BER: **BER F**

BER No: 105489918

EPI: 429.57 kWh/m2/yr

Apt 2

BER: **BER G**

BER No: 105490023

EPI: 474.28 kWh/m2/yr

VIEWING

Strictly by prior arrangement with sole agent

CONTACT

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Disclaimer Policy:

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Commercial Property Consultants • Chartered Valuation Surveyors • Estate Agents • Property Managers

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