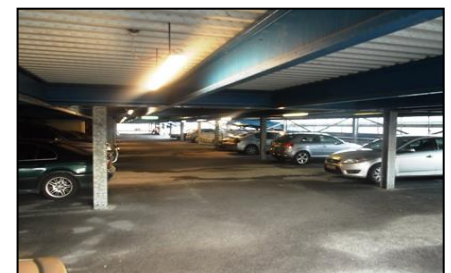
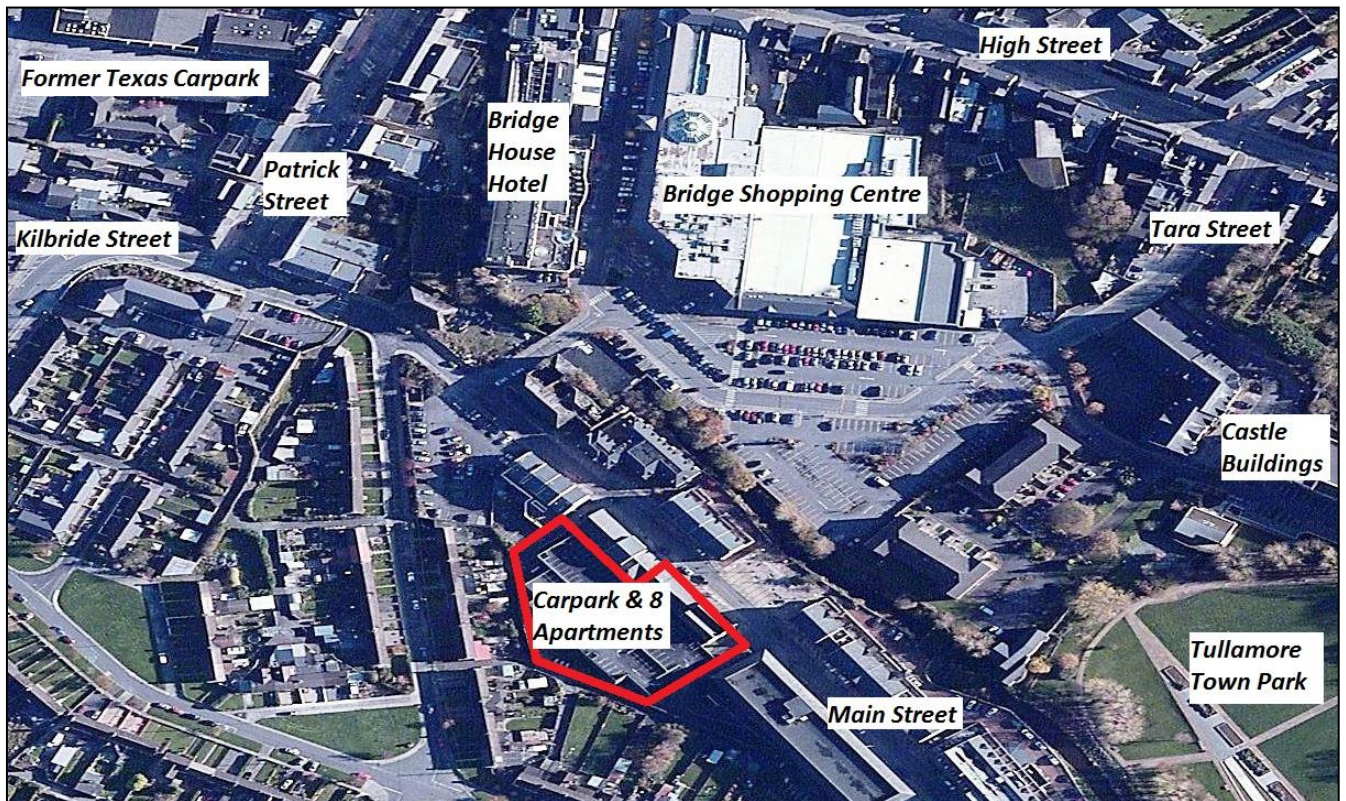


For Sale

Multi Storey Car Park & 8 Apartments

Main Street, Tullamore, Co. Offaly.

Upon the instructions of Duff & Phelps, we are offering a very unique investment opportunity to purchase Tullamore's only Multi Storey Carpark, along with 8 fully furnished & fully tenanted apartments, located in Tullamore Town Centre.



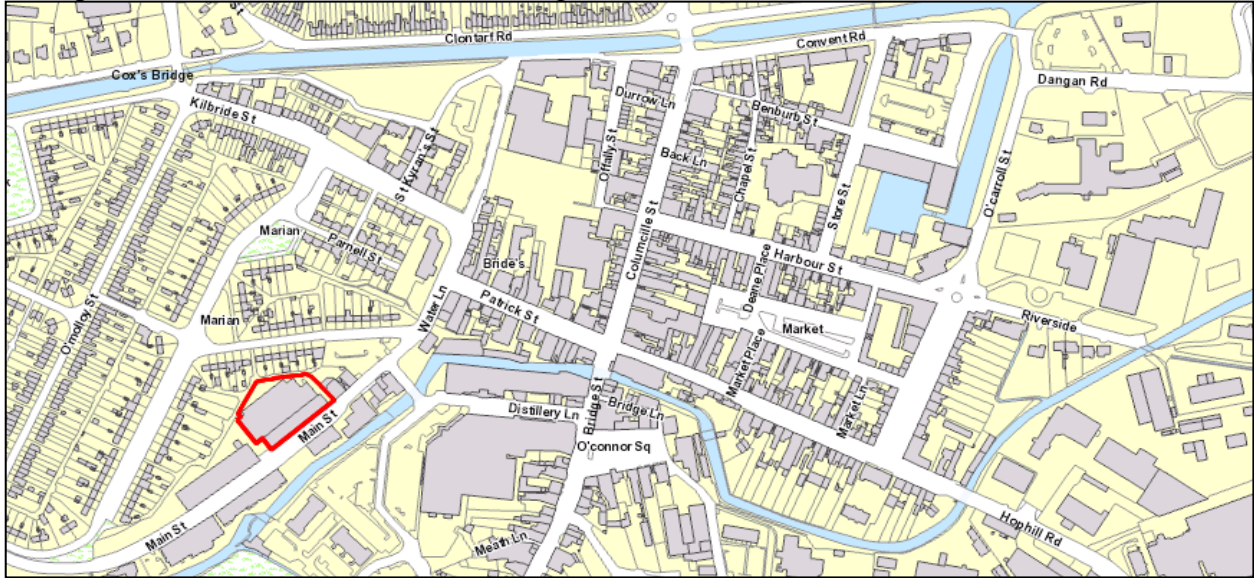
Advised Market Value : €865,000

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

Tel: 05793-21522 After Hours : 087 6188625 Fax: 057-9351063 Email : richardcleary@propertypartners.ie

MAIN STREET

Main Street is a mixed-use development comprising retail, residential apartments, office space and a petrol filling station. Main Street has a focal point, namely Millennium Square which overlooks the Tullamore River directly into the Bridge Shopping Centre. The street was designed to provide an important link from the towns' inner ring road to the town centre.



VEHICULAR ACCESS

Main Street can be accessed from either Patrick Street, Distillery Lane and/or the R443 Ring Road.



PEDESTRIAN ACCESS

Main Street can be accessed from either Patrick Street, Distillery Lane and/or the R443 Ring Road, it should be noted that Under the Tullamore Development Plan 2010-2016 it is the objective of the Councils to facilitate and encourage the development of a pedestrian footbridge over the Tullamore River, between the Bridge Shopping Centre and Main Street.

ALTERNATIVE PARKING AT MAIN STREET

With the exception of the Multi Storey Carpark, limited parking is also available on-street. Parking is charged on an hourly basis, up to quite recently parking has been controlled by a private management company, however Offaly County Council are now primed to take control of same.

MULTI STOREY CARPARK

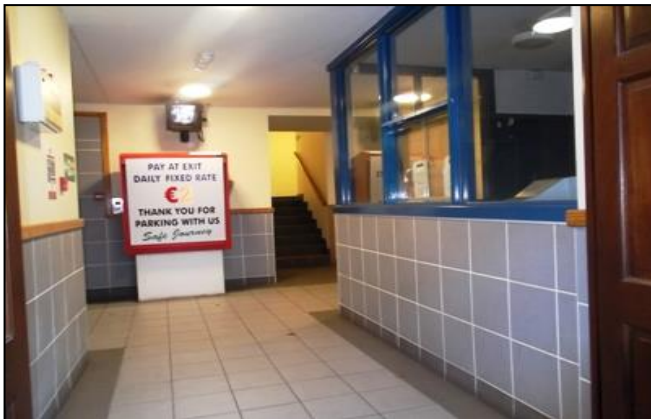
The floors are subdivided into half floor plates and referred to as Level 1, 1A, 2, 2A, 3 & 3A. Out of a total of 240 spaces, there is a possibility that some spaces may have been allocated to apartment owners on Main Street. The Receivers have instructed their legal advisors to confirm whether this is the case. Until such a time as we receive the said confirmation, we are marketing the property as “in excess of 200 spaces”.

COMMERCIAL RATES FOR MULTI STOREY CARPARK

We understand the existing rates to be in the region of €11,000 per annum.

MULTI STOREY CARPARK SERVICES

According to the information supplied to us all main services including water, sewerage and electricity are available to the property. None of these services have been tested by us, and we cannot comment on their condition or working order.



FLOODING ISSUES

The basement level has flooded in the past. Interested parties will have to make their own estimations to repair same.

MULTI STOREY CARPARK TURNOVER

There are no turnover figures available.



CAVEAT

Please be advised that whilst every care is taken in the complying of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.

DESCRIPTION OF 8 APARTMENTS

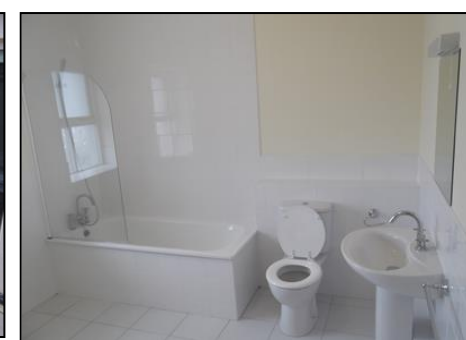
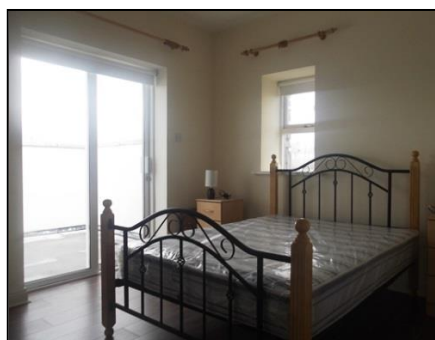
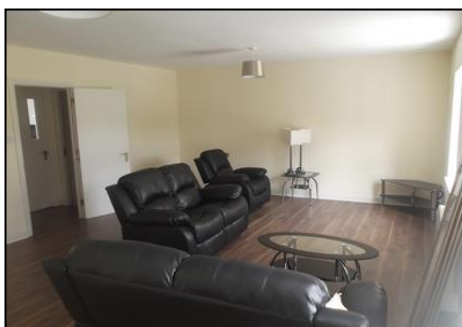
Each apartment is fully furnished and in turn-key condition, the sale includes all fixtures & fittings, white goods and furniture.

EXISTING RENT ROLLS

Apt. No.	Beds	Existing Annual Rent	BER
Apt 1	4 Beds	€7,800	D2
Apt 2	4 Beds	€7,800 (currently vacant for Viewing purposes)	D2
Apt 3	2 Beds	€6,600	F
Apt 4	2 Beds	€6,600	F
Apt 5	4 Beds	€7,800	F
Apt 6	4 Beds	€7,800	D2
Apt 7	2 Beds	€6,600	F
Apt 8	2 Beds	€6,600	F

The apartments are currently generating €57,600 per annum.

PHOTOGRAPHS



RECEIVERS

The Receivers are Duff & Phelps, Molyneux House, Bride Street, Dublin 8.



CAVEAT

Please be advised that whilst every care is taken in the complying of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations take place through Property Partners Richard Cleary. Whilst every care is taken in the completion of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.