

**FOR SALE**

**Garvey's, New Inn, Galway**



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**Total site area of 1.486 hectares (3.67 acres).**

#### **Property Highlights**

- Located in a high profile position with extensive frontage to the main road in New Inn, Co. Galway.
- Property comprises bar; supermarket; post office and steel fabrication business.
- The property also includes a four bed house with extensive gardens; a two storey office block and a large yard area.
- The property lends itself to a host of alternative uses including distribution centre; agri-store etc. and offers great potential.
- Total site area of 1.486 hectares (3.67 acres).

#### **Contact**

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### The Location

The property is located in a prominent position in the centre of New Inn, Co. Galway. New Inn enjoys a central location in east County Galway being approximately 19km from Ballinasloe and approximately 14km from Loughrea; 20km from Athenry and 42km from Galway. Woodlawn railway station is just 5km away.

The town's accessibility has been greatly improved in recent years with the completion of the M6 Galway- Dublin Road with access 10km south of New Inn providing improved and quick access to Galway City. Garvey's enjoys a high profile site in the centre of New Inn with approximately 100m road frontage.

The subject property is located close to all local amenities including New Inn Community Centre (capacity 1,000) which includes a state of the art playground; New Inn Church and both St Kilians Community School and Scoil Bhride National School which have a combined student population of c. 300 pupils.

### Description

The subject property comprises the well known and established Garveys which incorporates a bar; supermarket; post office and steel fabrication business. Also included in the sale is a four bed house with gardens; a two storey office block and a large yard area. The business has been in the Garvey family since 1935.

The various elements of the property are described in brief below:

#### Supermarket

Comprises a fully fitted convenience store incorporating sales area; butcher counter and storage/stock rooms. The shop is currently vacant and not trading. Parking for the supermarket is by way of a shared car park which is also used by the Post Office; Bar and Offices, supplemented by a large public car-park.

#### Post Office

The Post Office area has a designated entrance from the front of the property and comprises a small customer area; post office counter and standard post office equipment. The Post Office area is located immediately adjacent to the supermarket and could be incorporated into the shop of required. Transfer of the Post office to a perspective purchaser is subject to An Posts approval.



### Bar/Function Area

The bar area of the property comprises a bar and lounge let on flexible lease structure. The bar/lounge has designated ladies and gent toilets accessed via a corridor from the bar. Entrance to the bar is via a separate external access or a staff access through the supermarket. Adjacent to the bar and lounge is a fully licensed function area which can cater for larger parties. Immediately adjacent to the function area is a large area which formerly comprised a cinema and was used as a furniture showroom in later years.

### Offices

To the rear of the Supermarket/Bar building is a self-contained office block. Extending over two floors the offices are finished to a good standard for the most part to include a reception area; cellular office accommodation; toilets and kitchenette. They are still used and part occupied but are being sold with full vacant possession. There is a telecommunication mast on the roof of the office, and broadband connection.

### Industrial Units

On the southern side of the site there are three large self-contained industrial units. The units are of varying age and construction styles. Unit 1 comprises the main steel fabrication business and consists of steel frame construction complete with 3 phase elec. fabrication Unit 2 comprises a timber frame building which is currently used for storage and Unit 3 which is located adjacent to the main road comprises a large timber frame structure which was originally used as a feed store.

### House

The dwelling house which is attached the main shop/bar structure comprises a four bed two storey dwelling. The property has been well maintained throughout and is laid out to provide two reception rooms; kitchen; conservatory and utility room at ground floor with four double bedrooms and a bathroom at first floor level. The house has a beautifully maintained garden with adjoining orchard to the rear and also benefits from two space private car porch to the side.

### Services

The property is serviced via mains water and has a sewage treatment plant. There is a gasoline junction located 500m from the property. Also benefits from three phase electricity.

### BER details

BER E2 - G

Ber No. 800574071

Energy Performance Indicator: 1051.66 kWh/m<sup>2</sup>/yr

### Accommodation

Supermarket/ Post Office/ Bar Area	sq m	sq ft
Shop	130	1,400
Post Office	13.75	148
Bar	103.55	1,115
Function Area	125.60	1,352
Former Cinema	187	2,013
<b>Total</b>	<b>559.9</b>	<b>6,028</b>

Office Block	sq m	sq ft
Front Block	136.20	1,466
Rear Block	149.30	1,607
<b>Total</b>	<b>285.5</b>	<b>3,073</b>

Industrial Units	sq m	sq ft
Unit 1 (Steel Fabrication Unit)	409	4,402
Unit 2 (Storage Unit)	246	2,648
Unit 3 (Former Furniture Store)	552	5,942
<b>Function Room</b>	<b>1,207</b>	<b>12,992</b>

House	sq m	sq ft
Ground Floor	94.20	1,014
First Floor	87.05	937
<b>Total</b>	<b>181.25</b>	<b>1,951</b>

The property also benefits from a large hard standing yard area; gardens and a number of small out-houses.

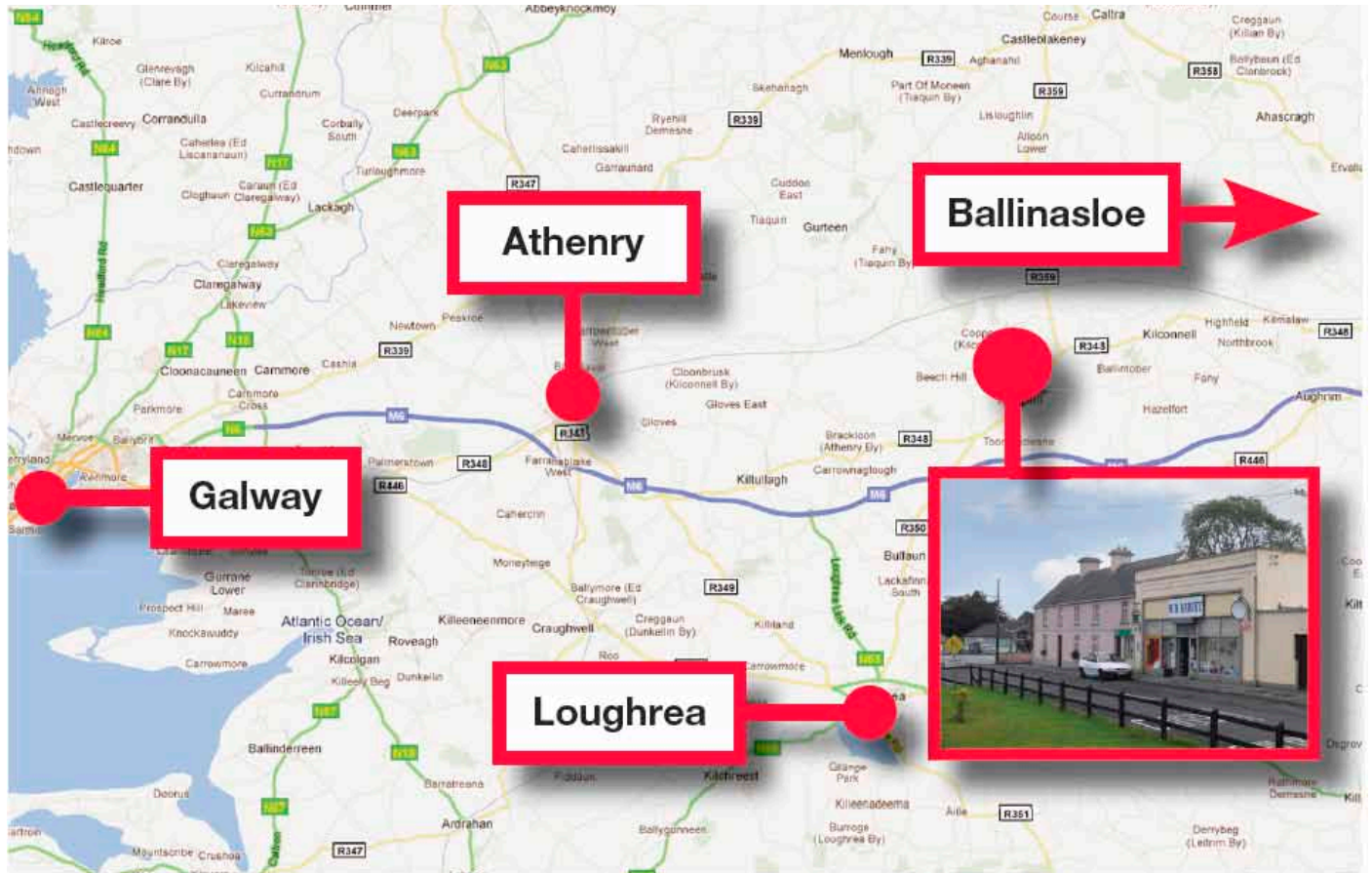


## Contact

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Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions.  
PSRA Registration Number: 002222.