

William Street, Tullamore, Co. Offaly.

The building has an overall floor area of circa 3,600 Sq.Ft. The ground floor is in the region of 1500 Sq. Ft and there is also a mezzanine which offers in the region of 220 Sq. Ft. There is a superb overhead 2-bed apartment (with separate access via William Street), it offers in the region of 600 Sq. Ft. It has been fitted out to the very highest of standards and it offers a host of features such as alarm systems, sprinkler system, air conditioning, excellent décor throughout and it also has the benefit of having a rear yard.



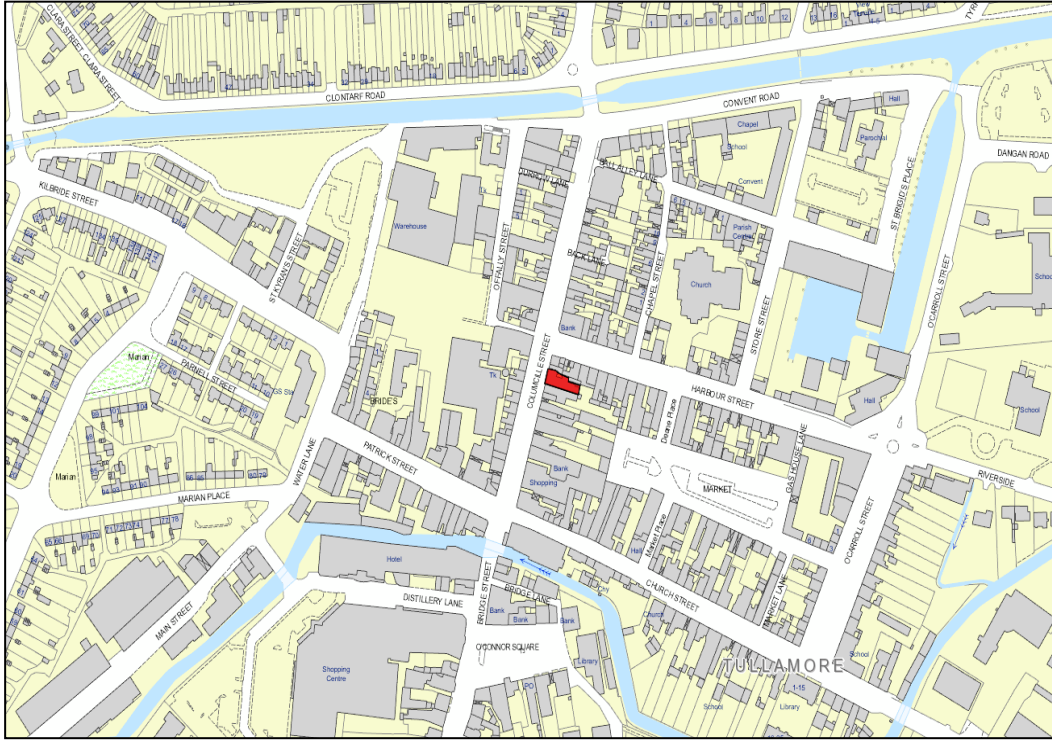
Lease : €25,000 per annum
Advised Market Value : €285,000

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

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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 property commands an commanding position on William Street, a street which is home to a variety of business ; bookmakers, shoe shops, gift shops, auctioneers, men's clothing shops, female clothing shops, hairdressers, financial institution, chemists, auctioneers and public houses.



Zoning & Planning History

Under the current 'Development Plan/Local Area Plan' the premises is designated as Town Centre. Retention (Ref: TU13004) was granted by Offaly County Council in April 2013 for the *"change of use of office unit to a bakery / cafe shop unit with all associated services"*.



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Rates

We understand that the passing annual rates for the property were €4630.00

Fixtures & Fittings

Fixtures and Fittings are not included in the Lease. The Fixtures and Fittings belong to a 3rd party, they will either be removed, or alternatively they can be purchased for a figure of €40,000. An inventory of same is available for inspection.



Parking

No designated car parking spaces are available for this property. Parking is via paid parking on a metered basis which is monitored by the local council.

BER

The BER inspection has been completed and we are currently awaiting the energy rating.

Features

Landmark commercial property with good frontage.

Excellent security system throughout

Excellent condition throughout.

Located on Tullamore's main thoroughfare beside a very busy junction.

Suitable for a variety of alternative uses (subject to planning permission).

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 compilation of the aforementioned information, the information is not guaranteed, and enquirers must therefore satisfy themselves regarding all particulars.