QUINNAGNEW

For Sale



Service Station + Convenience Store, Station Road

Castlebar, Co. Mayo, F23 XR83

High-Profile Service Station

Vacant Possession

4,060 sq ft

(377.19 sq m)

- Modern Convenience Store
- 6 Fuel Pumps
- Ample Customer Parking
- High Profile Location

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Summary

Available Size	4,060 sq ft
Price	Price on application
Rates Payable	€11,856 per annum
Service Charge	N/A
Car Parking	6 Fuel Pumps + Customer Parking
BER Rating	B (801157421)







Description

The convenience store extends to c. 3,700 sq. ft., and has been well fitted out, reflecting significant capital investment by the former tenant, with a quality fit-out of modern specification.

The property has the benefit of a forecourt served by 6 pumps, a fuel store, a fuel price totem, a customer service area with air and water and additional customer car parking.

The convenience store is fitted to provide a deli, large coffee station, customer seating area, shop counter, off-licence and customer / staff W.C.'s.

There is also an additional fuel store to the rear of the building.

The building is being sold with the benefit of full vacant possession and ready for occupation immediately.

Location

The property is located on Station Road, on the south-east side of Castlebar Town, just off the N84, the main route connecting Castlebar and Galway.

It occupies a prominent position on one of the town's busiest approach roads, offering excellent visibility to passing traffic. Station Road acts as a major traffic artery connecting the N84 / N5 regional corridor to the heart of Castlebar.

The location boasts a central position within Castlebar. It is within close proximity to residential housing, Mayo University Hospital, the ATU Mayo Campus, retail shopping centres, and local sports venues.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Convenience Store	3,700	343.74
Fuel Store	360	33.45
Total	**4,060**	**377.19**

Viewings

Viewings by Appointment Only - Please contact Quinn Agnew

Viewing & Further Information



Aishleen O'Toole
087-935 0178
aotoole@quinnagnew.ie



Eoin Doyle
086-010 3963
edoyle@quinnagnew.ie

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