



CONVENT BUILDING

CAVAN TOWN CENTRE



FOR SALE
TENANTS NOT
AFFECTED

PRIME MIXED
USE INVESTMENT
OPPORTUNITY



INVESTMENT HIGHLIGHTS



Mixed use investment
in the centre of
Cavan town



100%
occupancy



3 x retail
units



1 x F&B
commercial
unit



16 apartments (2 no.
3 beds, 7 no. 2 beds,
7 no. 1 beds)



High Profile
Historic
Building

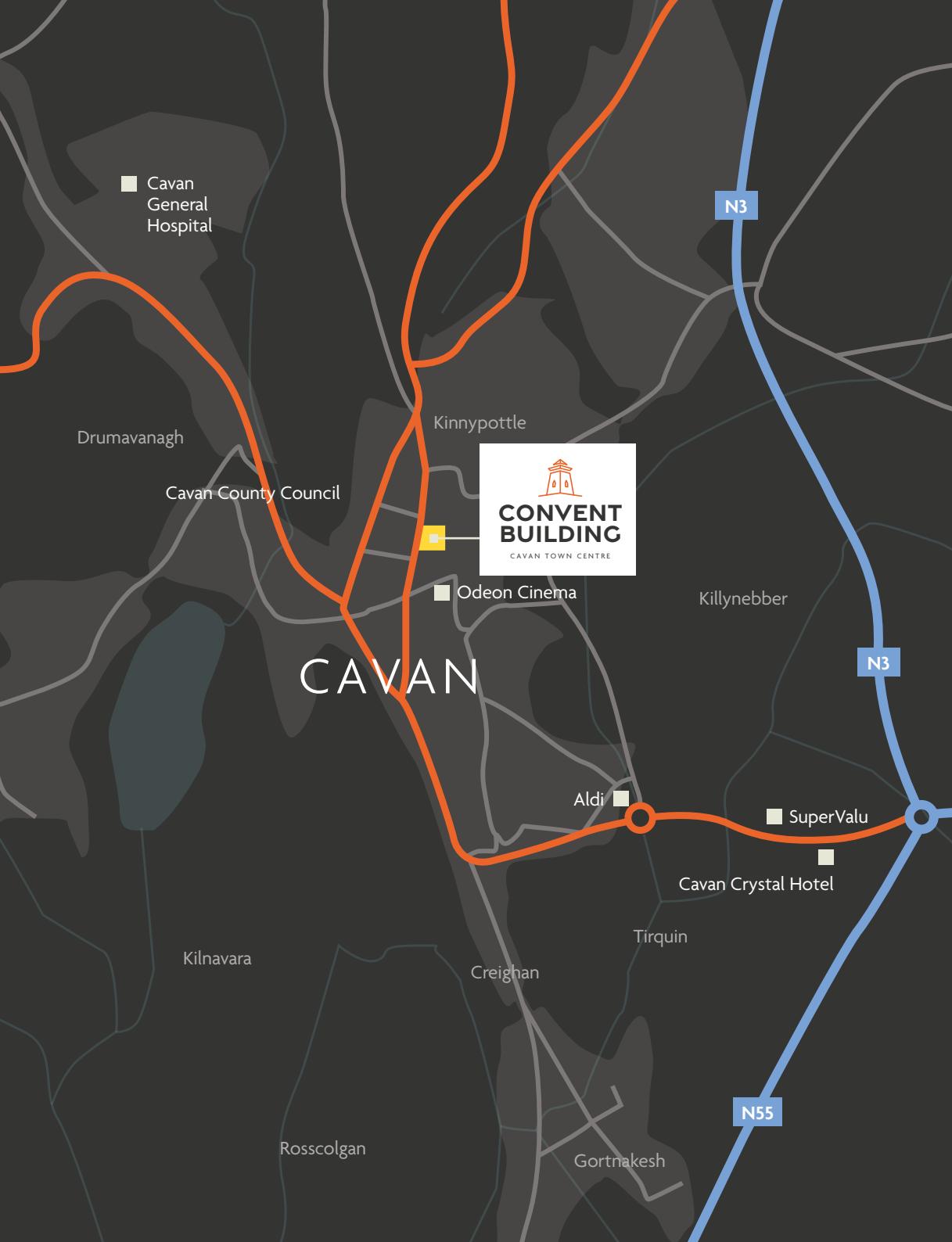


Diverse rental
income
€266,940*



9.3 year
WAULT to
expiry

*Contracted rent from 01/01/2026 €272,940



LOCATION

Convent Building presents a unique opportunity to acquire a historic building that forms part of the social fabric within the heart of Cavan town centre. Occupying a high-profile location along Main Street Cavan the location enjoys an unrivalled advantage to both the commercial and residential aspects of

the property. This charismatic period property is surrounded by high profile retail and service industry occupiers including, Dunnes Stores, Tesco, PTSB bank, Bank of Ireland, Allied Irish Bank, Boots, Insomnia and HSE Cavan Primary Care Children's Service.

DUNNES
STORES

TESCO

Bank of
Ireland

AIB

Boots

INSOMNIA
coffee company





THE APARTMENTS

Within the main building the apartments are accessed from the rear courtyard through a central stairwell. The apartments within the three-storey return are served by both a lift and a central stairwell.



The property is listed on the National Inventory of Architectural Heritage
Ref no. 40000265.



THE PROPERTY

Convent Building comprises an attached L-plan three-storey over basement building originally constructed c.1860 with a three storey return section added c.1880. The main building along the streetscape displays sandstone walls with red-brick surrounds to the sliding sash window openings and a distinctive Gothic Revival corner tower to the south gable – a striking architectural landmark of the buildings former purpose as a convent.

The property is arranged to provide at basement level a restaurant / bar accessed off main street via an archway entry to the south boundary, deliveries and kitchen access is via the gated entry under the north archway to the rear courtyard of the building. At ground floor level 3 no. retail units and 1 no. 2 bedroom apartment. To the second and third floors 15 no. apartments; 2 no. 3 beds, 6 no. 2 bed, 7 no. 1 beds.



CONVENT
BUILDING



DEMOGRAPHICS

Cavan town is a growing rural town with a population of 11,741 an increase of 7.6% since 2016. Cavan town is the administrative and commercial heart for the County and acts as the central hub for the surrounding rural community. The County has experienced a steady population growth of 7.3% since 2016 driven by continued residential development and strong demand from young families and professionals. An increase in net migration, a modest rise in employment levels and an exodus of private investors from the rental market, have contributed to a rising rental shortage across the County. Cavan's largest age cohort are under 50 years old reflecting a trend towards younger families. Cavan General Hospital, Kyte Powertech, Cavan Institute together with many modern amenities make Cavan a highly attractive place to live and work.



11,741

Cavan Town
population and
growing



7.6%

Cavan Town
population increase
since 2016



7.3%

County wide
increase since 2016



50 yrs

Population
cohort

THE OPPORTUNITY

A PRIME MIXED-USE INVESTMENT, CONVENT BUILDING OFFERS AN ATTRACTIVE OPPORTUNITY FOR INVESTORS WITH A DIVERSE INCOME OF €266,940 P.A. THE PROPERTY IS LET AT 100% OCCUPANCY WITH A WELL BALANCED TENANT MIX THAT SUPPORTS CONSISTENT OCCUPANCY AND INCOME STABILITY.

Tenant	Unit	Floor Area Sq. M	Rent	Lease Commencement	Break Clause	Lease Expiry	Next Rent Review
Shades Grill	Basement Restaurant	502	POA	15/11/2021		15/01/2042	01/01/2027
Wild Wardrobe	Ground Floor Retail	78	POA	21/09/2022	21/09/2027	21/09/2032	21/09/2027
Cavan Gifts	Ground Floor Retail	82	POA	01/01/2024	31/01/2027	01/02/2034	01/01/2029
B0 Sports Limited	Ground Floor Retail	194	POA	01/05/2019		01/05/2029	
Apartments No.s 1-16	Ground Floor - Third Floor	999	POA	Pre June 2022 (12 units) Post June 2022 (4 units)			Rent Pressure Zone
Totals		1855	€266,940*				

* Contracted rent from 01/01/2026 €272,940





CONVENT BUILDING

CAVAN TOWN CENTRE

METHOD OF SALE

The property is for sale by
Private Treaty.

PRICE

€2,500,000.

TITLE

Freehold.

VIEWINGS

Strictly by appointment with
sole selling agent Sherry
FitzGerald Declan Woods.

BER

BER B2 G

Full Building Energy Rating
certificates and advisory
reports are available on
request.

AGENT



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PSRA Licence No. 003576

SOLICITOR

John V Kelly & Co LLP

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Cavan,
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