



Landmark Commercial Retail Unit with 2 Floors of Office Space 7,470ft² approx

36-38 Dominick Street, Mullingar, County Westmeath, Ireland, N91 W6PC

BER EXEMPT

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DESCRIPTION

Prime Commercial Property

Presenting an exceptional investment opportunity in the heart of Mullingar's bustling town centre on Dominick Street. This extensive property offers a diverse range of uses and significant income potential. With a prominent street frontage and ample space, this property is perfectly suited for investors or business owners seeking a prime location.

Commercial Features:

Ground Floor Retail Unit:

A spacious retail space ideal for various businesses, currently in use as a grocery store and deli, complemented by a store room, canteen, and office, ensuring functionality and convenience.

First Floor:

Four large offices, offering versatile spaces for educational or professional use.

Second Floor:

Five substantial offices, providing ample space for expansion or multiple tenants.

Features

- Selling due to retirement
- Planning Granted for Off Licence
- Opposite train and bus station
- High Profile
- Situated on 0.4-acre approx.
- Total Area 7,470ft²
- Potential for conversion to Multi capacity apartments with own separate street access

Rear Access & Off-Street Parking:

Convenient rear access with off-street parking facilities, ensuring ease of access and additional parking options.

Location:

Situated on Dominick Street, this property benefits from high visibility and foot traffic, making it an ideal location for commercial ventures. The central location within Mullingar ensures easy access to all local amenities, public transport, and major roadways, enhancing its appeal for both residential and commercial tenants.

Investment Potential:

This property offers a unique blend of commercial and residential spaces, providing multiple revenue streams and the potential for significant returns. The diverse layout and prime location make it a valuable addition to any property portfolio.



36-38 Dominick Street Ground Floor Retail Unit

Main Shop Floor	243m ²
WC	8.05
Store Room	29.24m ²
Strong Room	9.45m ²
Canteen	11.48m ²
Office	10.08m ²
Shed	5.46m ²
Hallway to First Floor	32m ²
Total	366.0m²

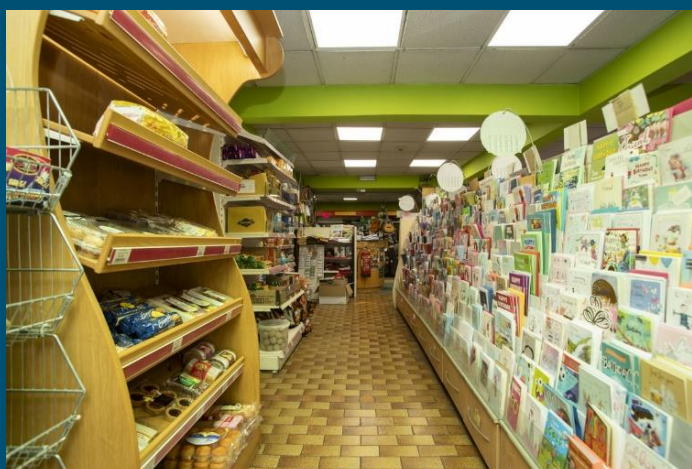
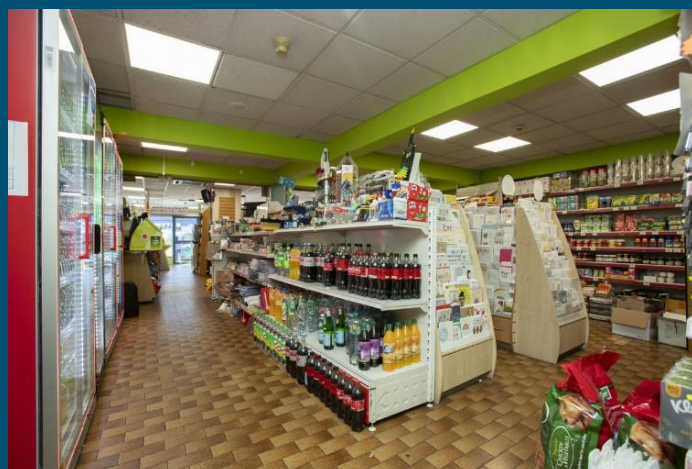
First Floor

Landing One	3.3m ²
Hall One	4.7m ²
Store One	12.8m ²
Landing Two	4.1m ²
Office One	27.84m ²
Office Two	14.85m ²
Hall Two	6m ²
Store Two	12.8m ²
Landing Three	4.5m ²
Office Three	29.76m ²
Office Four	18m ²
Total	164m²

Second Floor

Landing Four	4.1m ²
Office Five	25.38m ²
Office Six	15.18m ²
Corridor One	4m ²
Office Three	12.3m ²
WC	9.25m ²
Landing Five	4.5m ²
Office Seven	29.14m ²
Office Eight	18.4m ²
Corridor Two	4m ²
Canteen	12.3m ²
WC	9.25m ²
Total	164m²

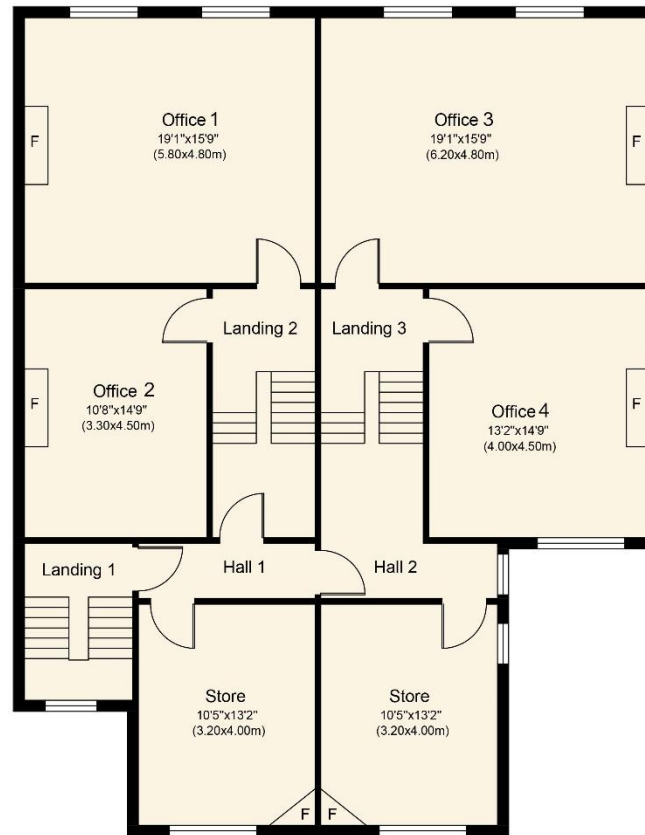
Total Area: 694m² / 7,470ft²





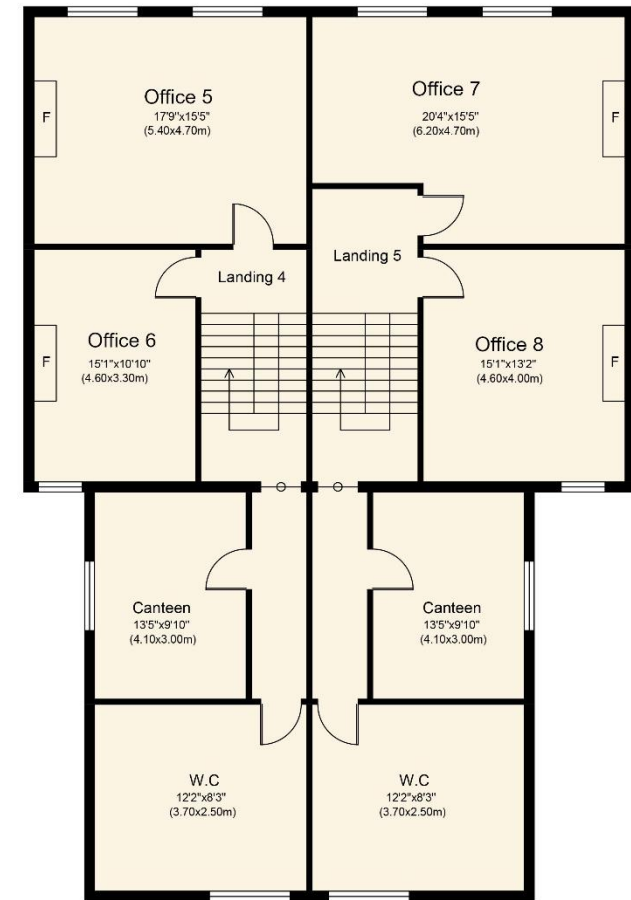
GROUND FLOOR

Approximate Floor Area, 3939 sq.ft / 366 sq.m



FIRST FLOOR

Approximate Floor Area, 1765 sq.ft / 164 sq.m



SECOND FLOOR

Approximate Floor Area, 1765 sq.ft / 164 sq.m

Approximate gross internal Floor area = 7470 sq.ft / 694 sq.m

Illustration for identification purpose only
measurements are approximate and not to scale