



Landmark Building Offering Investment or Development Potential

15,929ft² / 1,480m²

Presentation House, Mullingar, County Westmeath, Ireland, N91 VNY3

BER Exempt

**Sherry
FitzGerald**
Davitt & Davitt

VACANT ACCOMMODATION SUMMARY

Ground Floor: 487m² / 5,242ft²
First Floor: 493m² / 5,306ft²
Second Floor: 500m² / 5,381ft²

DESCRIPTION

A landmark site with vacant office building extending to approx. 15,929 sq. ft. (1,480 sq. m.) over three floors, and a leased building (long term leases to the HSE for 900 years from the 1st January 1998 Chapel/Church building and surrounds at an annual rent of £1 per annum (if demanded), with secure on-site parking for 15 cars. Ideally positioned on Harbour Street in Mullingar town centre, this substantial property is now offered for sale, providing an outstanding opportunity for investors, developers, or owner-occupiers. With a flexible layout, extensive office and meeting accommodation, and excellent accessibility, the vacant building is suitable for a wide range of uses including corporate headquarters, professional services, call centre, shared office hub, or potential redevelopment with proposal for conversion to apartments (subject to planning).

Vacant Building Summary

Ground Floor

- Reception & entrance lobby
- 3 conference rooms & boardroom
- Multiple private offices & open-plan work areas
- Finance/admin office suite with breakout offices
- Canteen, storage, comms room, toilets

First Floor

- Large central hallway with multiple offices
- Conference rooms & podcast studios
- Male/female toilets
- Canteen & storage

Second Floor

- Reception & private offices
- Additional meeting rooms & workspaces
- 2 canteens & storage areas
- Toilets and service areas

FEATURES

- Prominent town centre location
- 15 secure car spaces with barrier entry
- Lift access to all floors
- Flexible layouts adaptable for a variety of occupiers
- Would suit HQ, multi-tenant investment, or redevelopment
- Consisting of folio WH35913F
- Been sold with Long Term Lease

LOCATION

Located on Harbour Street, Mullingar, the property is within walking distance of the General Hospital, schools, and all town centre amenities. The entrance is situated beside Presentation Primary School with excellent connectivity to major routes.

VIEWING:

Viewing is highly recommended but strictly by private appointment.

PRICE ON APPLICATION

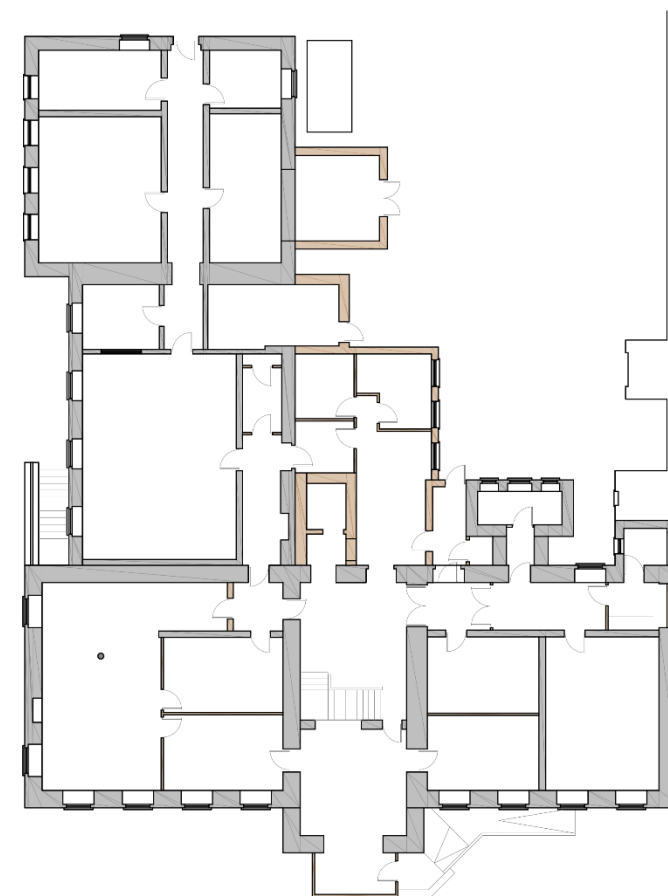
This is a unique opportunity to purchase a landmark commercial building in Mullingar. Offering over 15,900 sq. ft. of accommodation, secure parking, and redevelopment potential, it is ideally suited for investors, developers, or businesses seeking a significant presence in the town centre.



Ground Floor

Ground Floor		487.19 m ²
Hall	5.631m x 5.315m (18'6" x 17'5"):	29.92m ²
Hall	2.009m x 2.711m (6'7" x 8'11"):	5.44m ²
Hall	1.249m x 3.542m (4'1" x 11'7"):	4.423 m ²
Storage	1.453m x 1.184m (4'9" x 3'11"):	1.72 m ²
Room One	7.115m x 3.382m (23'4" x 11'1"):	24.06 m ²
Room Two	3.015m x 3.385m (9'11" x 11'1"):	10.20 m ²
Room Three	2.596m x 2.724m (8'6" x 8'11"):	7.071 m ²
Hallway	2.475m x 2.588m (8'1" x 8'6"):	6.40 m ²
Hallway	1.708m x 5.85m (5'7" x 19'2"):	9.99 m ²
Room Four	8.779m x 6.521m (28'10" x 21'5"):	57.24 m ²
Room Five	2.717m x 3.462m (8'11" x 11'4"):	9.40 m ²
Hallway	12.828m x 1.354m (42'1" x 4'5"):	17.36 m ²
Room Six	5.324m x 6.383m (17'6" x 20'11"):	33.98 m ²
Kitchen	5.334m x 2.549m (17'6" x 8'4"):	13.59 m ²
Toilets	2.589m x 3.1841m (8'6" x 10'5"):	8.24 m ²
Room 7	6.37m x 3.15m (20'11" x 10'4"):	20.06 m ²
Room 8	1.713m x 3.559m (5'7" x 11'8"):	6.09 m ²
Hall	2.092m x 2.731m (6'10" x 9'):	5.71 m ²
Room 9	8.896m x 7.774m (29'2" x 25'6"):	69.15 m ²
Room 10	4.955m x 3.23m (16'3" x 10'7"):	16.00 m ²
Room 11	3.123m x 4.767m (10'3" x 15'8"):	14.88 m ²
Room 12	4.755m x 3.157m (15'7" x 10'4"):	15.01 m ²
Hall	2.003m x 5.017m (6'7" x 16'6"):	10.04 m ²
Room 13	4.918m x 6.589m (16'2" x 21'7"):	32.40 m ²
Kitchen	2.54m x 2.35m (8'4" x 7'9"):	5.96 m ²
Toilets	1.89m x 1.574m (6'2" x 5'2"):	2.97 m ²
Hall	1.311m x 2.198m (4'4" x 7'3"):	2.88 m ²
Toilets	1.369m x 3.486m (4'6" x 11'5"):	4.77 m ²
Lift	2.409m x 1.119m (7'11" x 3'8"):	2.69 m ²
Reception	6.044m x 4.028m (19'10" x 13'3"):	24.34 m ²
Room 14	3.161m x 4.764m (10'4" x 15'8"):	15.05 m ²

Floor Plans to be Confirmed



EXISTING GROUND FLOOR PLAN
SCALE 1:200

1930s BUILDING



PREVIOUS EXTENSION



First Floor

First Floor		493.39 m ² :
Landing	5.944m x 4.506m (19'6" x 14'9"):	26.78 m ²
Hall	4.868m x 1.77m (16' x 5'10"):	8.61 m ²
Hall	7.49m x 1.333m (24'7" x 4'4"):	9.98 m ²
Room 1	3.251m x 3.385m (10'8" x 11'1"):	11.00 m ²
Toilet	3.593m x 3.758m (11'9" x 12'4"):	13.50 m ²
Room 2	5.327m x 4.899m (17'6" x 16'1"):	26.09 m ²
Room 3	3.39m x 4.892m (11'1" x 16'1"):	16.58 m ²
Room 4	4.804m x 3.375m (15'9" x 11'1"):	16.21 m ²
Lift	2.215m x 1.105m (7'3" x 3'8"):	2.44 m ²
Hall	2.03m x 1.701m (6'8" x 5'7"):	3.45 m ²
Hall	3.455m x 11.018m (11'4" x 36'2"):	38.06 m ²
Room 5	6.56m x 4.484m (21'6" x 14'9"):	29.41 m ²
Room 6	4.428m x 5.161m (14'6" x 16'11"):	22.85 m ²
Room 7	8.892m x 5.092m (29'2" x 16'8"):	45.27 m ²
Room 8	6.035m x 3.474m (19'10" x 11'5"):	20.96 m ²
Room 9	3.488m x 5.661m (11'5" x 18'7"):	19.74 m ²
Hall	4.646m x 1.504m (15'3" x 4'11"):	6.987 m ²
Fireescape	2.723m x 5.96m (8'11" x 19'7"):	16.22 m ²
Hall	1.529m x 9.217m (5' x 30'3"):	14.09 m ²
Room 10	5.182m x 4.448m (17' x 14'7"):	23.04 m ²
Room 11	4.456m x 5.259m (14'7" x 17'3"):	23.43 m ²
Toilet	2.577m x 3.286m (8'5" x 10'9"):	8.468 m ²
Storage	1.824m x 3.234m (6' x 10'7"):	5.89 m ²
Canteen	3.2m x 4.409m (10'6" x 14'6"):	14.10 m ²
Toilet	3.275m x 3.066m (10'9" x 10'1"):	10.04 m ²
Room 12	3.195m x 3.765m (10'6" x 12'4"):	12.02 m ²
Room 13	1.819m x 3.216m (6' x 10'7"):	5.849 m ²
Room 14	6.022m x 5.177m (19'9" x 17'):	31.17 m ²
Room 15	3.508m x 3.141m (11'6" x 10'4"):	11.018 m ²

Floor Plans to be Confirmed



EXISTING FIRST FLOOR PLAN
SCALE 1:200

1930s BUILDING



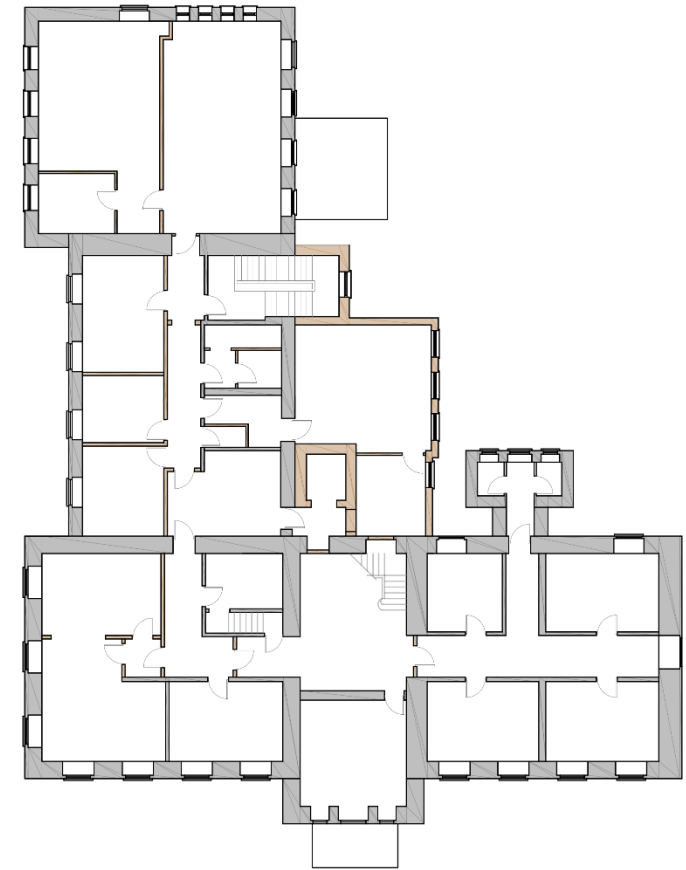
PREVIOUS EXTENSION



Second Floor

Second Floor		500.05 m ²
Landing	5.947m x 6.748m (19'6" x 22'2"):	40.13 m ²
Hall	1.765m x 10.513m (5'9" x 34'6"):	18.55 m ²
Hall	3.689m x 1.444m (12'1" x 4'9"):	5.326 m ²
Room 1	3.289m x 3.415m (10'9" x 11'2"):	11.23 m ²
Toilets	3.593m x 3.758m (11'9" x 12'4"):	13.50 m ²
Room 2	3.384m x 4.925m (11'1" x 16'2"):	16.66 m ²
Room 3	4.891m x 3.393m (16'1" x 11'2"):	16.59 m ²
Room 4	4.973m x 3.381m (16'4" x 11'1"):	16.81 m ²
Room 5	4.505m x 4.577m (14'9" x 15'):	20.61 m ²
Hall	1.762m x 3.677m (5'9" x 12'1"):	6.47 m ²
Hall	3.634m x 1.606m (11'11" x 5'3"):	5.83 m ²
Room 6	3.388m x 4.809m (11'1" x 15'9"):	16.29 m ²
Hall	1.629m x 1.581m (5'4" x 5'2"):	2.57 m ²
Room 7	5.207m x 5.133m (17'1" x 16'10"):	26.72 m ²
Room 8	4.965m x 3.584m (16'3" x 11'9"):	17.79 m ²
Kitchen	3.255m x 2.397m (10'8" x 7'10"):	7.80 m ²
Storage	2.505m x 0.828m (8'3" x 2'9"):	2.07 m ²
Reception	5.101m x 3.575m (16'9" x 11'9"):	18.23 m ²
Lift	1.758m x 2.807m (5'9" x 9'3"):	4.934 m ²
Room 9	3.807m x 3.741m (12'6" x 12'3"):	14.24 m ²
Room 10	2.89m x 3.553m (9'6" x 11'8"):	10.26 m ²
Hallway	11.994m x 1.55m (39'4" x 5'1"):	18.59 m ²
Kitchen	4.973m x 3.534m (16'4" x 11'7"):	17.57 m ²
Room 11	2.015m x 2.838m (6'7" x 9'4"):	5.71 m ²
Room 12	5.106m x 7.264m (16'9" x 23'10"):	37.08 m ²
Room 13	3.323m x 2.482m (10'11" x 8'2"):	8.24 m ²
Room 14	5.94m x 9.254m (19'6" x 30'4"):	54.96 m ²
Toilets	3.787m x 2.695m (12'5" x 8'10"):	10.20 m ²
Hall	2.361m x 3.423m (7'9" x 11'3"):	8.08 m ²
Room 15	5.564m x 6.183m (18'3" x 20'3"):	34.40 m ²
Room 16	3.341m x 3.247m (11' x 10'8"):	10.84 m ²
WC	0.923m x 1.761m (3' x 5'9"):	1.625 m ²

Floor Plans to be Confirmed



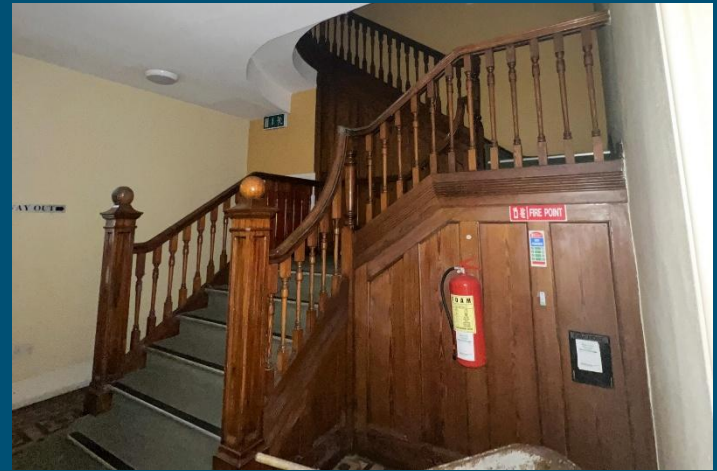
EXISTING SECOND FLOOR PLAN
SCALE 1:200

1930s BUILDING



PREVIOUS EXTENSION





643700 mE, 753410 mN


**Tailte
Éireann**

 Clárúcháin, Luacháil,
Súirbhíreachaí
Registration, Valuation,
Surveying

Folio: WH35913F

This map should be read in conjunction with the folio.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit

A full list of burdens and their symbology can be found at:
www.landdirect.ie

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Vacant Freehold Property

900 Year Lease Hold Property



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