

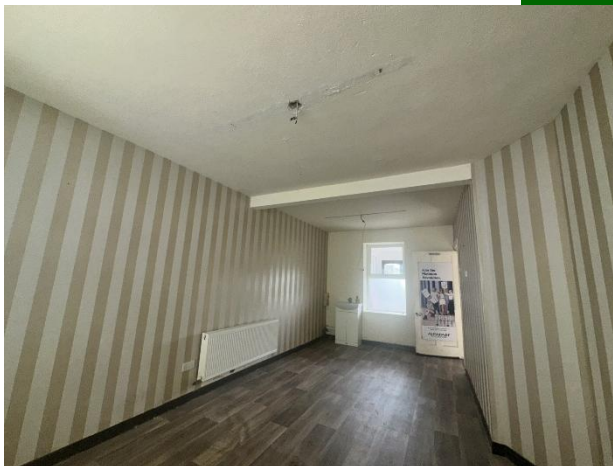


11 Shears Street, Kilmallock, Co. Limerick.
V35 AX90.



Guide Price €175,000

Prime Mixed-Use Investment Opportunity –
Kilmallock Town Centre.





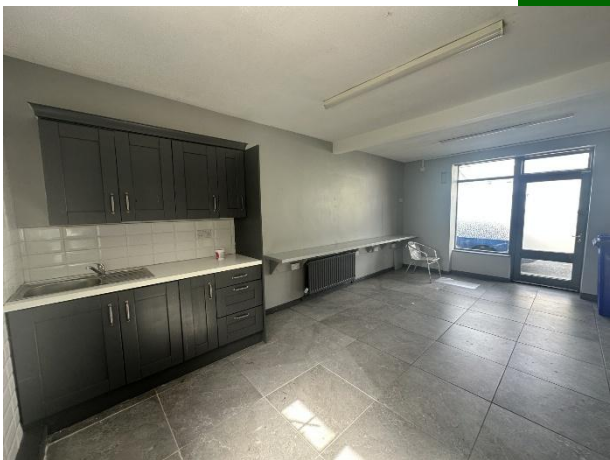
This prominently positioned commercial property extends to approximately 560 sq. ft. at ground floor level and enjoys exceptional visibility in the heart of Kilmallock town centre. The ground floor is currently divided into two separate units, offering flexibility for a variety of commercial uses.

The first floor comprises a spacious two-bedroom apartment featuring: sittingroom, kitchen, 2 bedrooms and a shower-room.



Ideally suited to investors or owner-occupiers alike, this versatile property presents an excellent opportunity to acquire a high-profile premises in a thriving town centre location. With both commercial and residential accommodation, the property offers strong potential for rental income and long-term capital growth.

Early viewing is highly recommended.



For further information or to arrange a viewing, contact Richard Ryan on 087 8067772.





Rooms:

Ground Floor Unit 1

20'0" (6.1m) x 12'2" (3.71m)

Ground Floor Unit 2

20'0" (6.1m) x 10'10" (3.3m)

Rear Hall

With carpet floor covering.

14'8" (4.47m) x 5'6" (1.68m)

Downstairs Toilet

With toilet & wash hand basin.

5'8" (1.73m) x 3'2" (0.97m)

First Floor

Sitting Room

With feature Cast Iron fireplace (back boiler).

15'7" (4.75m) x 8'10" (2.69m)

Kitchen

With fitted units & hotpress.

11'4" (3.45m) x 7'3" (2.21m)

Shower Room

With shower cubicle, toilet and wash hand basin.

7'0" (2.13m) x 4'9" (1.45m)

Bedroom No. 1

12'9" (3.89m) x 8'9" (2.67m)

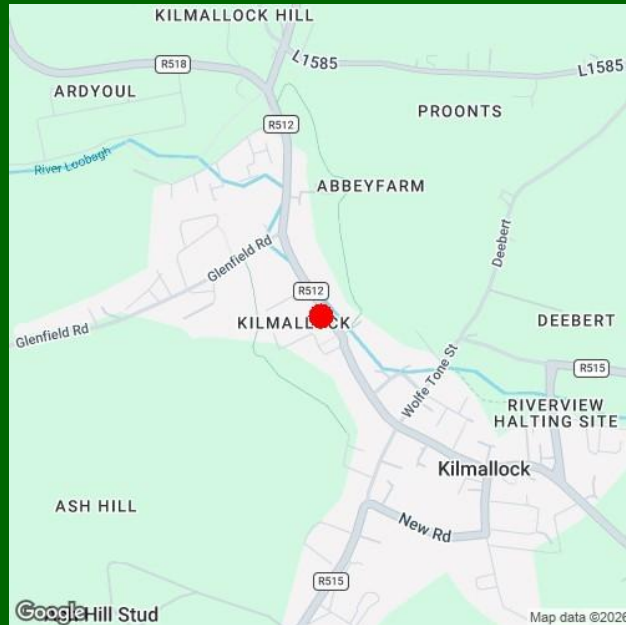
Bedroom No. 2

11'3" (3.43m) x 10'4" (3.15m)



Features:

- F BER
- Large Enclosed Rear Garden.
- Oil fired central heating. (separate systems for Res & Commercial)



Property Directions:

Located on the left-hand side of Shears Street travelling in the Direction of Bruff. Co-ordinates: 52.401862, -8.577128 or simply use Eircode: V35 AX90

Agent Information:

Richard Ryan

087 806 7772

richardryan@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.



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