

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
P. F. QUIRKE & CO. LTD.
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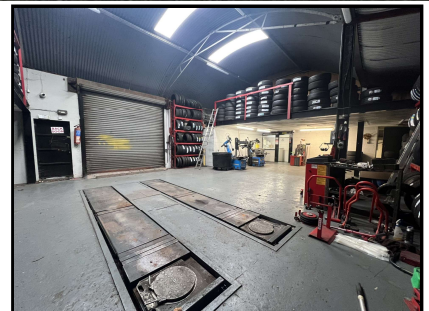
No.5390



22 Thomas St, Clonmel, E91 N9W2

- Ready to go business premises
- Great investment opportunity
- Central location
- Easy access from Thomas Street
- All furnishings & equipment included (as is)

Guide Price €150,000



44 Gladstone Street Clonmel County Tipperary
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<https://www.pfq.ie/> PSRA Lic No: 001721



22 Thomas St, Clonmel, E91 N9W2

P.F. Quirke & Co. Ltd. are delighted to offer this rare opportunity to acquire a long-established and highly regarded tyre and motor services business in the heart of Clonmel.

Ideally situated on Thomas Street, this prominent property enjoys excellent visibility and accessibility, just minutes from the town centre and main transport routes.

The premises comprise a fully equipped workshop with multiple service bays, storage areas, and a customer reception area — providing a turnkey, ready-to-trade setup.

All equipment, machinery, and tools are included in the sale as is, allowing for a seamless transition for a new owner to continue operations immediately.

With a strong reputation, consistent trade, and an established customer base, Clonmel Tyres offers an exceptional opportunity for those seeking a ready-made business or a strategically located commercial investment.

It also benefits from a separate, 1st floor area ideal for staff facilities or extra storage. Accommodations includes: main workshop, office and storeroom at ground floor along with 2 mezzanine and at 1st floor level, an entrance hall, large central room, bathroom and smaller storage room.

Main shop area 14.87m (48'9") x 8.91m (29'3")
rolling door for cars, pedestrian access, car lift

Back office 3.05m (10'0") x 3.49m (11'5")
counter

Rear workshop 5.3m (17'5") x 3m (9'10")
access to office and main workshop

1st Mezzanine 8.01m (26'3") x 2.61m (8'7")

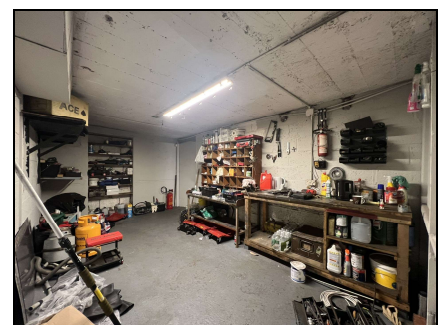
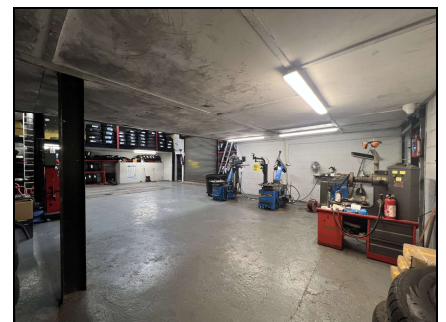
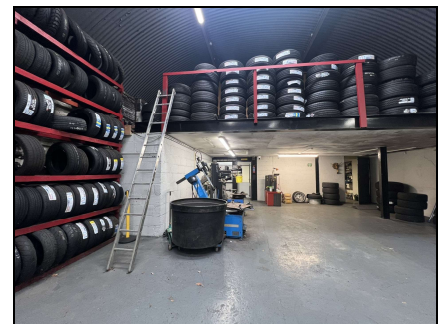
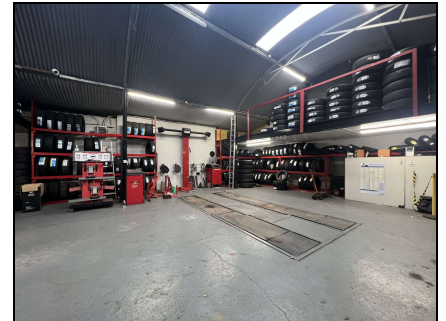
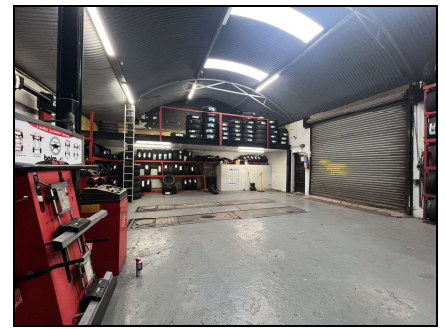
2nd Mezzanine 8.91m (29'3") x 4.18m (13'9")

Entrance Porch 2.04m (6'8") x 1.13m (3'8")
separate access to main shop area

Storage 1 5.57m (18'3") x 5.61m (18'5")
wooden floor, units at eye and floor level with tile splashback, wood panelled ceiling with exposed brickwork

Bathroom 1.47m (4'10") x 2.99m (9'10")
wooden floors, tiled walls, shower, wc & whb

Storage 2 3m (9'10") x 4.02m (13'2")
wooden floors, built-in storage



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