

For Sale

by Private Treaty

Office Opportunity Cavan



Provincial House, Farnham Street, Cavan 475 sq m (5,119 sq ft)

- Prominent office property extending to approx. 475 sq m (5,119 sq ft)
- Town centre location with extensive frontage to Farnham Street
- Freehold title
- Ample car parking spaces

BER Exempt

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Sherry
FitzGerald
Breathnach

Provincial House, Farnham Street, Cavan

475 sq m (5,119 sq ft)

LOCATION

Provincial House occupies a prominent position with extensive frontage onto Farnham Street.

Nearby occupiers include the Department of Agriculture, An Garda Síochána, Cavan Citizens Information Centre, Cavan Courthouse and Esso.

Cavan is the county's principal town and administrative centre located approximately 120 km North West of Dublin. Cavan offers a range of local retail, commercial and education services. Cavan offers good access to Dublin via the N3. The town also benefits from regular bus connections to Dublin and Belfast.

DESCRIPTION

Provincial House comprises a detached four storey over basement period office property. The property benefits from a private car park situated to the rear of the property. In addition, there is a cobble-lock forecourt situated to the front of the property which provides additional car parking.

SPECIFICATION

- Suspended ceiling in part
- Double glazed windows in part
- Carpeted floors
- Toilet facilities

BER DETAILS

Exempt

SERVICES

We understand that all mains services are available.

TITLE

We understand the title of the property is freehold. Full vacant possession is available.

PRICE

On application

VIEWING

Strictly by appointment

ACCOMMODATION

Description	sq m	sq ft
Lower Ground Floor	93	1,000
Ground Floor	112	1,200
First Floor	102	1,100
Second Floor	98	1,050
Attic	38	409
Total	443	4,759

CONTACT

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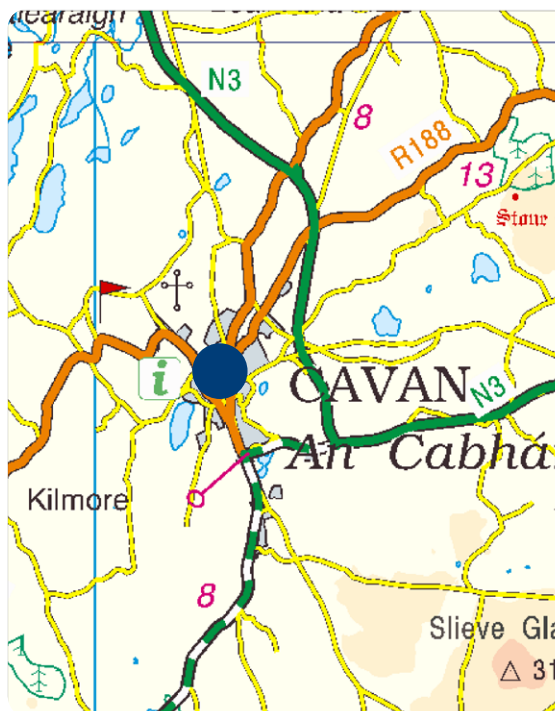


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Conditions to be noted 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002222.