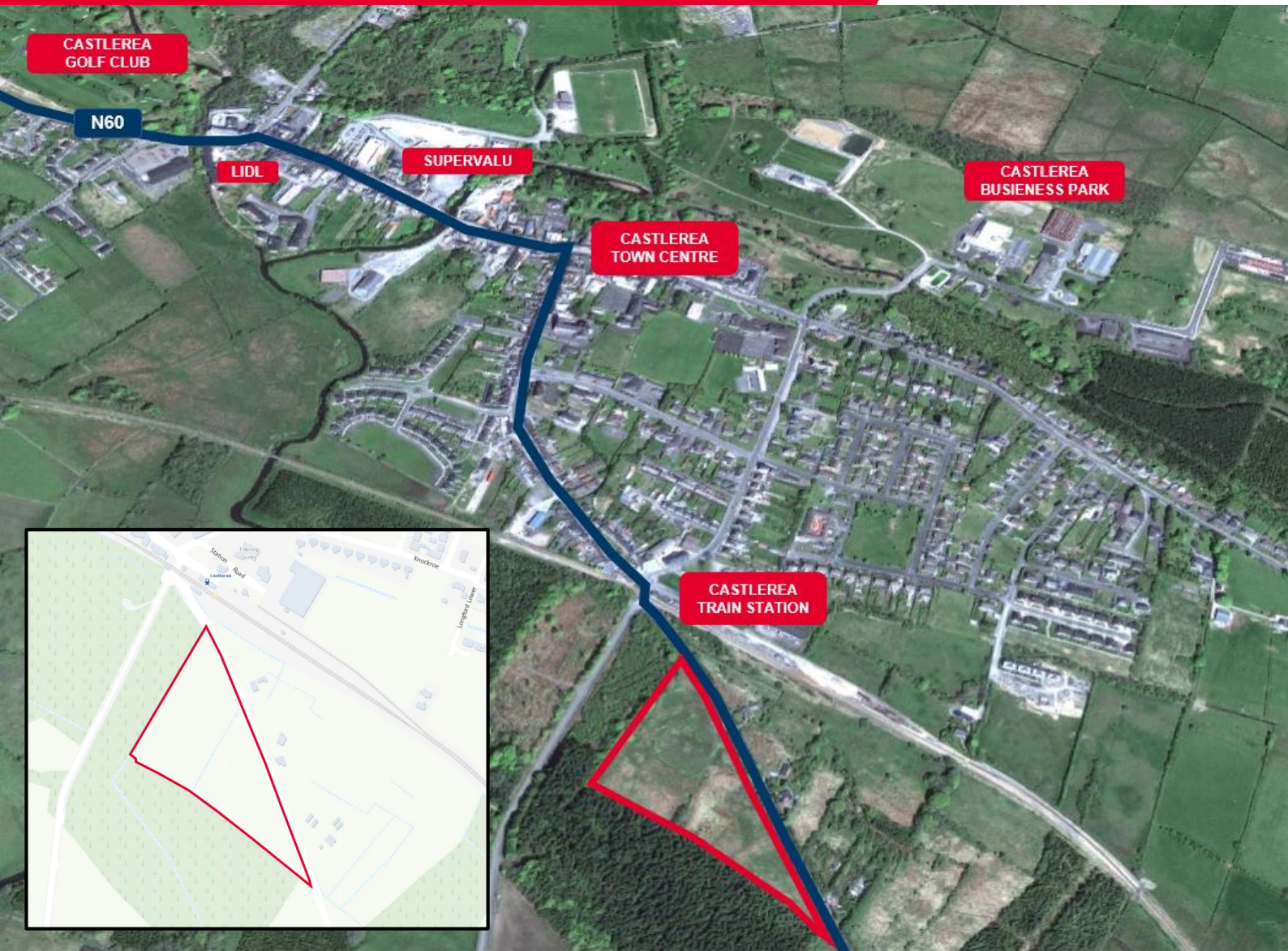


FOR SALE – BY AUCTION

Commercial Site at Castlerea, Co.
Roscommon



Superb Commercial Development Opportunity with Full Planning Permission

For illustrative purposes only

Property Highlights

- Strategic 4.02 ha (9.93 acres) site on the edge of Castlerea Town Centre
- Benefits from full planning permission for Petrol Station / Retail Shop together with drive thru fast food restaurant and associated car parking.
- Extensive frontage to the N60 extending to 400 meters and adjoining Castlerea Railway Station.
- The site is for sale by auction on 3rd May 2018 in the Leopardstown Pavilion, Dublin 18 at 1.00pm (Unless previously sold)

Contact

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Location

The subject lands are ideally situated on the edge Castlerea Town Centre, the second largest town in County Roscommon. Castlerea is located to the north west County Roscommon and approximately 30 km from Roscommon Town.

The subject lands front onto the N60 secondary road which links Roscommon town to Castlebar, County Mayo and adjoins Castlerea Railway Station.

Castlerea is well serviced by public transport with Irish Rail providing regular train services between Dublin and Westport.

Description

The property comprises a zoned commercial site with full planning permission extending to approximately 4.02 ha (9.93 acres). The site is generally flat in topography and has significant road frontage of approximately 400 m onto the N60.

Planning Permission

The site benefits from a current grant of full planning permission (Roscommon County Council ref. no. 14/3024 & 14/3025) for the construction of a new petrol filling station with forecourt, canopy and convenience shop including storage, offices and food preparation, car parking, fast food outlet and drive through, separate retail units, cover car wash and valet facilities (associated with planning permission ref. no. 08/1413). Full planning permission is granted for roads and services with 2 no. entrances onto the N60.

BER Details

BER Exempt

Zoning

The entire site is zoned under the Castlerea Local Area Plan 2016 - 2022 objective BE 'Business Enterprise Park / Light Industry & Warehousing'

Provide for commercial, Light industry, warehousing and enterprise units and ancillary uses such as training, education, childcare, financial, cafés, petrol station, fitness centre, parking and recycling facilities.

Auction Details

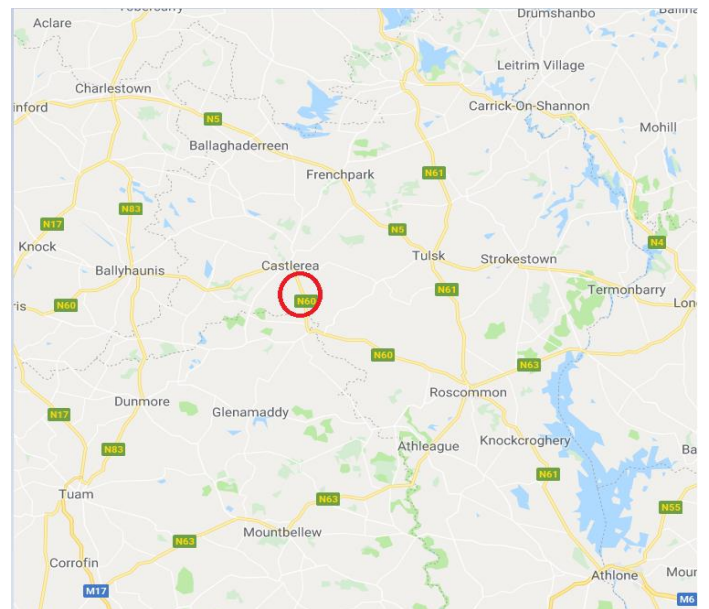
The property is for sale by auction on 3rd May 2018 at the Leopardstown Pavilion at 1pm, (Unless previously sold). For further information or to register online please visit www.sherryfitz.ie/auctions

Viewings

View by appointment with the sole agents Cushman & Wakefield

Guide Price

Offers sought in excess of €350,000



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Cushman & Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration Number: 002222.