

The Republic of Ireland
Ulster Bank
PORTFOLIO

FOR SALE FREEHOLD HIGH STREET, TULLAMORE

- Prime freehold opportunity located in Tullamore, Co. Offaly
- Suitable for a variety of uses, subject to planning
- Extends to a total area of approximately (NIA) 188 sq m (2,021 sq ft) over two levels

High Street, Tullamore, Co. Offaly, R35 R293



BER E1

**CUSHMAN &
WAKEFIELD**

LOCATION



The property is situated in Tullamore which is the largest town in County Offaly. Tullamore is accessible from the N52 and N80. There is a population of over 150,000 living within a 30 min drive of Tullamore (2021 MBR).

The property is located on High Street, directly across from Donal Farrelly & Co. Solicitors and adjacent to the Tullamore Community Arts Centre. Nearby occupiers include Woodies, ALDI and Tesco.

DESCRIPTION

The property comprises an exceptional two storey, end-terrace building which extends to approximately 188 sq m (2,021 sq ft) in total. The property comprises of ground and first floor. The ground floor contains main office/retail area, storage room and W/C. The first floor contains offices, kitchen and W/C. There is a yard to the rear of the property accessible via a lane adjacent to the front of the property.



FLOOR AREA (NIA)

Description	Sq. M	Sq. Ft
Ground Floor	128.5	1,382
First Floor	59.5	639
Total (NIA)	188	2,021

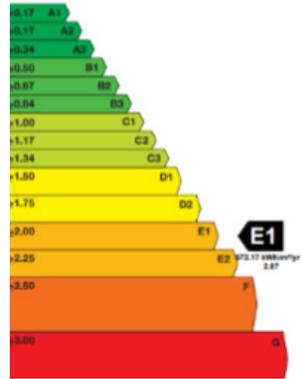
Any intended purchaser will need to satisfy themselves as to the exact area of the property.

Tenure

- The property is held freehold title
- The property is available with full vacant possession

Commercial Rates

We are advised rates payable for 2023 are €4,528 per annum however interested parties are advised to make their own enquiries.



BER: E1
BER No: 800899825

Guide Price In excess of

€295,000

Viewing by appointment only

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