

The Republic of Ireland
Ulster Bank
PORTFOLIO

FOR SALE FREEHOLD 37 GRATTAN SQUARE

- Prime Freehold opportunity located in Dungarvan, Co. Waterford
- Suitable for a variety of uses, subject to planning
- Extends to a total area of approximately (NIA) 182.5 sq m (1,965 sq ft) over two levels

37 Grattan Square, Dungarvan, Co. Waterford, X35 EV61



BER D2

**CUSHMAN &
WAKEFIELD**

LOCATION



The property is situated in Dungarvan which is a town on the south-east coast of Ireland in Co. Waterford. Dungarvan is situated on the N25 between Waterford to the northeast and Youghal to the southwest. There are over 62,000 people living within a 30 minute drive of Dungarvan (2021 MBR).

The property is a corner unit on the south side of Grattan Square at the intersection of O'Connell Street and Main Street. Nearby occupiers include Supervalu, Shaw's and Dealz.

DESCRIPTION

The property is an exceptional two storey end-terrace building extending to approximately 182.5 sq m (1,965 sq ft) in total. The property comprises of a ground floor and first floor. The ground floor contains the main retail/office space, storage rooms and W/C. The first floor contains offices, storage rooms, kitchen and W/C. There is a yard to the rear of the property which can be accessed via a right of way from St. Mary Street.



FLOOR AREA (NIA)

Description	Sq. M	Sq. Ft
Ground Floor	103.5	1,116
First Floor	79	849
Total (NIA)	182.5	1,965

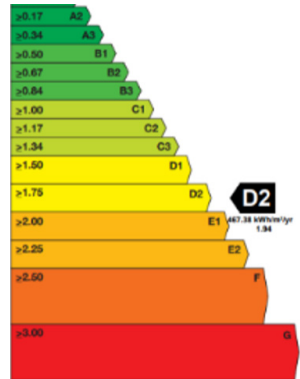
Any intended purchaser will need to satisfy themselves as to the exact area of the property.

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 €10,507 per annum however interested parties are advised to make their own enquiries.



BER: D2
BER No: 800899452

Guide Price In excess of

€295,000

Viewing by appointment only

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