

FOR SALE FREEHOLD

97-98 CUSTOM HOUSE QUAY, WATERFORD

- Prime Freehold opportunity located in Waterford City
- Suitable for a variety of uses, subject to planning
- Extends to a total area of approximately (NIA) 487.5 sq m (5,245 sq ft) over four levels with approx. 4 off-street car spaces

97-98 Custom House Quay, Waterford, Co. Waterford, X91 NT35



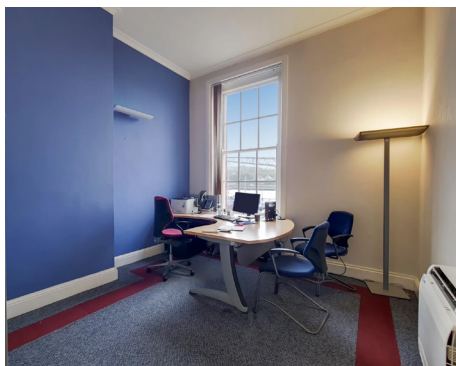
BER EXEMPT

LOCATION



DESCRIPTION

The property comprises an exceptional four storey, corner terrace building which extends to approximately 487.5 sq m (5,245 sq ft) in total. The property comprises of ground to third floors. The ground floor contains the main office/retail area and storage rooms. The first floor contains offices, storage rooms, kitchen and W/C. The second floor contains offices kitchen and W/C. The third floor contains storage rooms. The building is a protected structure.



FLOOR AREA (NIA)

| Description | Sq. M | Sq. Ft |
|--------------|--------------|--------------|
| Ground Floor | 221.5 | 2,384 |
| First Floor | 134 | 1,443 |
| Second Floor | 108 | 1,162 |
| Third Floor | 24 | 256 |
| Total | 487.5 | 5,245 |

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 €20,611 per annum however interested parties are advised to make their own enquiries.

BER Details

BER Exempt

Guide Price In excess of

€490,000

Viewing by appointment only

Benjamin Ashe

benjamin.ashe@cushwake.com
Tel: +353 1 639 9266

Caroline O'Connor

caroline.oconnor@cushwake.com
Tel: +353 1 639 9203

PSRA No: 002222

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