

**FOR SALE**

**Boyle Post Office, Shop Street,  
Boyle, Co. Roscommon**



**Shop Street, Boyle, Co. Roscommon**  
**281 sq m / 3,024 sq ft approx.**

### **Property Highlights**

- Post Office Building located in the picturesque town of Boyle in Co Roscommon
- Excellent high profile location on Shop Street/Carrick Road
- Property extends to a total of c. 281sq m
- Includes the original post office building dating from the early 1900's and a later addition to the rear
- The ground floor is occupied any produces rental income (tenant not affect)
- BER Rating: G

### **Contact**

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## The Location

The property is located in the popular market town of Boyle Co Roscommon c. The town is approx. 15km west of Carrick on Shannon and 40km south of Sligo.

More specifically the property is located on Shop Street/Carrick road. The impressive period building occupies a high profile position on the street. Adjacent occupiers include Brogans Pharmacy and Circle K. There is a small public car park immediately adjacent to the property which also provides access to a pedestrian footbridge across the river.

## Description

The property comprises a three storey building with flanking recessed two-storey entrance bays and a single storey element to the rear. Externally the property has a mix of red brick facade with rendered frontage at ground floor.

Internally the property has a public post office area to the front of the ground floor with the former sorting office to the rear of ground floor which is currently used as storage. The upper floors are unused and comprise a number of rooms, all of which are in need of refurbishment.

The property has a yard area of approx. 0.1 acs to the rear which is accessed via a roller shuttered laneway to one side of the building.

## Schedule of Accommodation

	sq m	sq ft
Ground Floor	159	1,711
First Floor	81	872
Second Floor	41	441
Total	281	3024



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## Tenancies (Tenant not affected)

The ground floor of the property is occupied by An Post a current rent of €11,586 per annum. There is no current lease in place.

## Town Planning

Situated in an area zoned Town Centre

The property is listed on the record of protected structures in the Roscommon County Development Plan 2022-2028

## BER details

BER Rating: G

BER Number: 800915365

Energy Performance Indicator: 772.9 kWh/m2/yr

## Price

€130,000

## Viewings

View by appointment with the sole agents  
Cushman & Wakefield.



Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.cushmanwakefield/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.