

FOR SALE

Roscrea Post Office, Castle Street, Roscrea, Co. Tipperary



Castle Street, Roscrea, Co. Tipperary
309 sq m / 3,333 sq ft approx.

Property Highlights

- Post Office Building located in Roscrea Co. Tipperary
- Located on Castle Street in the Heart of Roscrea Town, Co. Tipperary
- The Property possesses a strong profile at the junction of Castle Street and Main Street
- An Post currently occupy part of the ground floor (tenant not affected)
- Property extends to total of c. 309 sqm over three floors
- BER Rating: G

Contact

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The Location

Roscrea town centre is underpinned by a strong convenience retail offering with many of the large retail occupiers located within the town centre. The subject property is located on Castle Street in the heart of Roscrea and has a strong presence at the junction of Castle Street and Main Street

Description

The property comprises of a mid terrace three storey building. The front element on the ground is occupied by the Post Office, the remainder of the ground floor includes sorting office, kitchen and WC facilities together with a store area which is shell and core. The upper floors are unoccupied and are access via separate stairwells.

Town Planning

Planning for this property is governed by the Draft Roscrea Local Area Plan 2023-2029. Roscrea is one of twenty six towns across Ireland to participate in the inaugural Town Centre First Policy

The property is noted on the records of Protected Structures within the County Tipperary Development Plan 2022-2028.

Tenancies (Tenants not affected)

The front element of the ground floor is occupied by An Post producing a current rent of €13,393 per annum. There is no current lease in place

BER details

BER Rating: G

BER Number: 800917270

Performance Energy Rating: 731.58 kWh/m²/yr

Price

€175,000

Viewings

View by appointment with the sole agents Cushman & Wakefield.



Cushman & Wakefield
2 Dockgate,
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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.