

**FOR SALE**

**Tuam Post Office, Circular  
Road, Tuam Co. Galway**



**Circular Road, Tuam, Co. Galway**

**Property Highlights**

- Located in Tuam, Co. Galway the property comprises:
  - Lot 1 – Post Office Building
  - Lot 2 – Adjacent Three Storey detached house
  - Lot 3 - Entire
- Situated on Circular Road on the south side of Tuam town centre
- The Post Office Building comprise the original single storey building to the front with a more recent extension to the rear
- The adjacent house comprises a three-storey detached red-brick house.
- Post Office element is rented (tenant not affected). House Element is vacant
- BER Rating: F

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## The Location

The property is located in Tuam town centre which is located approximately 35km north of Galway City and serves as the hub for a large hinterland.

More specifically the subject property is situated within the perimeter of the centre of the town, however, it is a little removed from it. Access is via a one-way street of Circular Rd. The surrounding area comprises some retail units and residential dwellings. Other occupiers include Cosmo Off-Licence, John's Hair Salon, and Polished Nail & Beauty. .

## Description

The subject property comprises a single-story commercial building and a neighboring residential dwelling.

Lot 1: The Post Office Building is finished with a red brick. Internally the front of the property comprises a retail unit operated by An Post. To the rear of the property, there is an open-plan warehouse area with high ceilings which includes several single offices.

Lot 2: The residential building has a small yard to the front of it and is accessed through a gate from Circular Rd. Internally the property is laid out over three floors and comprises a four-bed house in need of repair. There is a small yard to the rear of the property.

## Schedule of Accommodation

Post Office Building	sq m	sq ft
Ground Floor	392	4,220

Residential Building	sq m	sq ft
Ground Floor	72	776
First Floor	66	706
Second Floor	24	260
Total	162	1,742



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## Tenancies (Tenant not affected)

The Post Office element is occupied by An Post at a current rent of €15,162 per annum. There is no current lease in place.

## Town Planning

Situated in an area zoned Town Centre

The original post office comprises a protected structure

## BER details

BER Rating: F

BER Number: 800915555

Energy Performance Indicator: 125.65 kWh/m2/yr

## Price

Lot 1: €100,000

Lot 2: €120,000

## Viewings

View by appointment with the sole agents  
Cushman & Wakefield.

