

FOR SALE

**Westport Post Office, North
Mall, Westport, Co. Mayo**



North Mall, Westport, Co. Mayo
507 sq m / 5,457 sq ft approx.

Property Highlights

- Post Office Building located in the popular town of Westport in Co Mayo
- Excellent location on the North Mall in the centre of Westport Town overlooking the river
- Property extends to a total of c. 507 sq m over two levels
- Includes the original post office building dating from the late 1800's and a later extension to the rear
- Ground floor is occupied and produces rental income (tenant not affected)
- BER Rating: G

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The Location

The subject property is located in the popular heritage town of Westport in County Mayo. The town is located approximately 18km west of Castlebar and 82km north of Galway.

The post office is situated in a high-profile position on the North Mall in the town centre beside the Carrowbeg river. Other occupiers in the vicinity comprise primarily a mix of residential houses and commercial offices. The North Mall falls under An Architectural Conservation Area within the local Development Plan

Description

The property comprises a detached three-bay two-storey post office built in 1899 with a single storey element to the rear

Internally the property has a public post office to the front of the ground floor with the former sorting office (no longer in use) to the rear. Toilets and small staff canteen are situated to the back of the ground floor. The first floor is laid out in a number of various rooms.

There is a gated private laneway to the side of the building which previously provided vehicular access to the sorting office. There is also a stairs leading from this laneway directly to the first floor.

Schedule of Accommodation

	sq m	sq ft
Ground Floor	246	2,648
First Floor	261	2,809
Total	507	5,457



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Tenancies (Tenant not affected)

The ground floor of the property is occupied by An Post a current rent of €13,223 per annum. There is no current lease in place.

Town Planning

Situated in an area zoned Town Centre

Westport Post Office is noted on the record of Protected Structures within the Mayo county development plan 2022-2028.

BER details

BER Rating: G

BER Number: 800936478

Energy Performance Indicator: 580.21 kWh/m²/yr

Price

€400,000

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.