

FOR SALE

By Private Treaty

**MAIN STREET
BORRISOLEIGH**



COMMERCIAL/RESIDENTIAL PROPERTY

LOCATION / DESCRIPTION:

Substantial Commercial / Residential property situated in a prime location at Main Street, Borrisoleigh. Strategically located with many successful businesses established in the immediate area. Excellent street frontage with commercial ground floor unit with residential accommodation. Ideally suitable for retail, restaurant, hairdresser / beautician, professional use or main residence etc. A rare opportunity to acquire a property with such potential for owner occupier or investor.

ACCOMMODATION:

Shop: (21' x 15'6") with Teak Panel Front Door, adjoining door to residential area, large display window.

Hall: (5' 1" x 17' 2") with teak panel front door, staircase, storage press under stairs.

Kitchen / Dining: (10' 2" x 18'10") with upper & lower fitted units, sink, plumbed for autowash, wall tiling, teak door to rear, central heating unit, hotpress.

Sittingroom: (10'6" x 18' 6") with Fireplace (tiled insert) & carpet floor.

1st Floor

Landing: (6' 1" x 6' 2") with carpet flooring.

Bedroom 1: (9' 9' x 7") with carpet flooring.

Bedroom 2: (10' x 12' 1") with carpet flooring.

Bedroom 3: (8' 2" x 9' 5") with carpet flooring.

Bathroom: (6' 11" x 6' 1") with W.C., W.H.B, Bath, tiled over bath area.

Outbuildings: includes two out-houses.

FEATURES:

- * Strategically located with many successful businesses established in the immediate area.
- * Ideally suitable for retail, restaurant, hairdresser/ beautician, professional use etc.
- * A rare opportunity to acquire a property with such potential for owner occupier or investor.
- * The ground floor unit was previously used for commercial use.
- * Town Centre Location
- * O.F.C.H
- * All Main Services

PRICE:

Region €280,000

VIEWINGS:

Strictly by appointment with the sole agents, John M. Gleeson Auctioneers. Please contact Jonathan Gleeson at (087) 6888440 or Kevin Quilter at (087) 6174844.



Cathedral Street, Thurles

Ph: (0504) 22997

Fax: (0504) 22986

Email: info@tipperaryproperty.com

www.tipperaryproperty.com