



No. 38 – 39 Stephen Street, Waterford. X91H500.

FOR SALE

€195,000



PSRA Licence Number: 004069



52 High Street

Waterford

T: 051852233

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W: www.dng.ie

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DESCRIPTION

Retail premises with own door self-contained first floor unit with potential for conversion to residential or office use. The property is in excellent condition throughout having been very well maintained and having undergone a number of renewals in recent years. The property has excellent visibility and an extensive shopfront with excellent signage opportunity with parking to the front. Further details available upon request from sole selling agents DNG Reid & Coppinger.

LOCATION

The property occupies an elevated position on Stephen St. in Waterford City Centre, overlooking the Stephen St. and Patrick St. areas. The property is also located in close proximity to the newly revised Michael St. & Stephen St. development which is proposed to include a 137 Bedroom Hotel, as well as Retail and Residential development. The property is situated in a dominantly retail area, being within close proximity to the primary retail areas of Broad St. and Michael St. as well as City Square shopping centre, and also a short distance from the Ballybricken area of the City. Early vacant possession available.

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER ON 051852233**



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Tenure:

The property is fully vacant.

Rates:

Ground Floor €3,850.19

First Floor €1,175.71

BER:

Rating: G

BER No.: 800757536

EPI: 595.13kWh/msq/yr

Ground Floor Retail Premises: c.75 Sqm.

Entrance Lobby / Reception

Main Office: 6.46 x 5.35

Office 2: 3.42 x 3.31

Office 3: 2.99 x 3.73

Store room: 4.05 x 0.91

Canteen / Staff area 3.81 x 1.71

- Recessed Office Lighting
- Network cabling
- Fully Air-conditioned
- Alarm System
- Double Glazing throughout

First Floor: c. 55 Sqm.

Office 1: 4.84 x 2.49

Office 2: 2.51 x 2.56

Office 3: 2.88 x 3.22

Office 4: 2.14 x 2.21

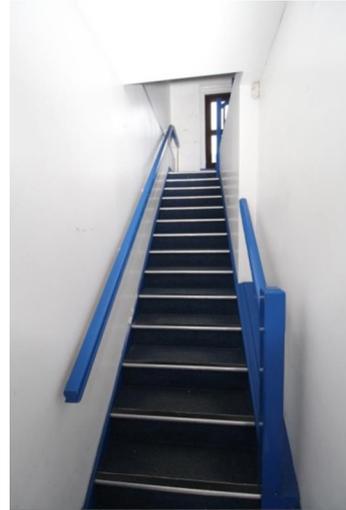
Office 5: 4.13 x 2.26

Office 6: 3.11 x 2.58

(with access to attic conversion / store 5.00 x 3.50)

- Own door first floor unit
- Network cabling
- Modular lighting
- uPVC double glazing
- First floor fire escape window





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