

+Main Street

Clogheen • Co. Tipperary • E21 T862

BER Pending
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Guide: €70,000

Michael Dorgan Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

www.michaeldorgan.ie

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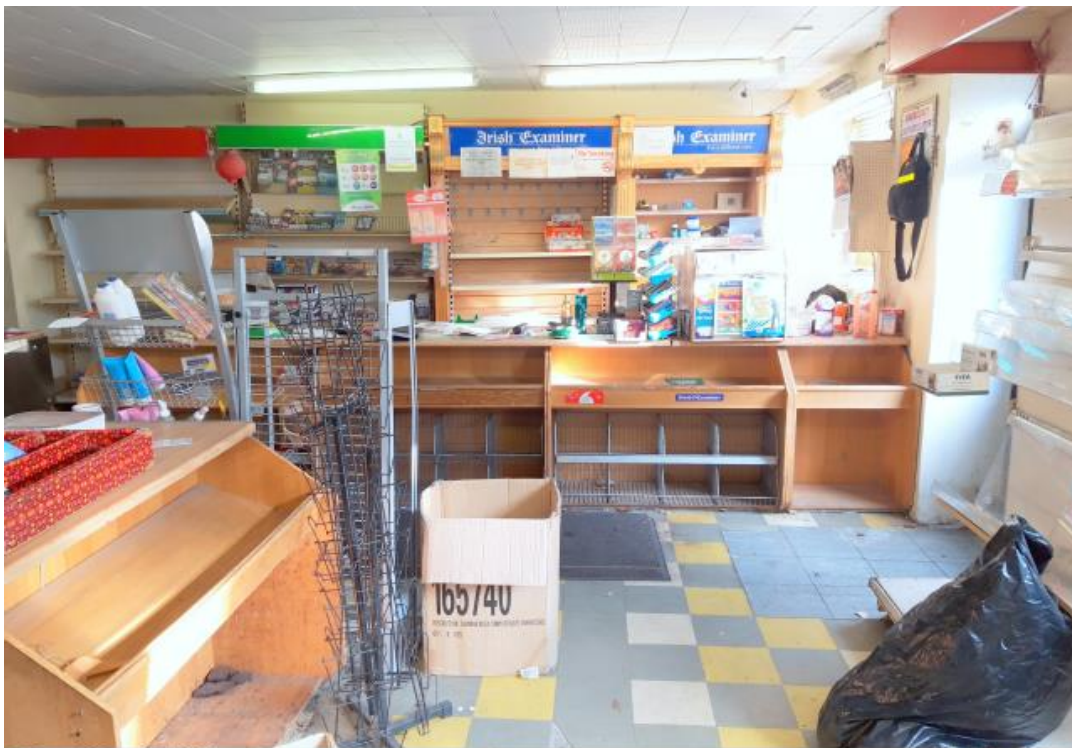
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Michael DORGAN
AUCTIONEERS & VALUERS
025 85700



Features

For Sale by Private Treaty

Substantial shop & former bakery area with first & second floor living accommodation requiring renovation.

- C.4,792 sqft / c.445m²
- Large site to the rear with carriage arch access from the main street.
- Mains water & sewerage.



Accommodation (Ground floor)

Shop
10.41m x 7.75m
34' 2" x 25' 5"

Side area
6.27m x 2.80m
10' 7" x 9' 2"

Store
5.49m x 2.55m
18' x 8' 4"

Office
2.87m x 2.05m
9' 5" x 6' 9"

Side access to living accommodation
(side hallway from street)
5.79m x 0.92m
19' x 3' 3"

Bakery
C.2000sqft
Ground & first floor spaces.

(First floor)

Room 1
4.93m x 4.31m
16' 2" x 14' 2"

Room 2
5.01m x 3m
16' 7" x 9' 10"

Ensuite.
2.98m x 0.82m
9' 9" x 2' 9"

Drapery
5.86m x 1.78m
19' 3" x 5' 10"

Room 3
4.24m x 2.67m
13' 11" x 8' 9"

(Second floor)

Room 1
5.87m x 4.12m
19' 3" x 13' 6"
F

Room 2
5.01m x 3m
16' 7" x 9' 10"

(Second floor) Over drapery

Landing
5.80m x 1.60m
19' x 5' 3"

Room 1
3.91m x 2.49m
12' 10" x 8' 2"

Room 2
4.18m x 2.58m
13' 9" x 8' 6"

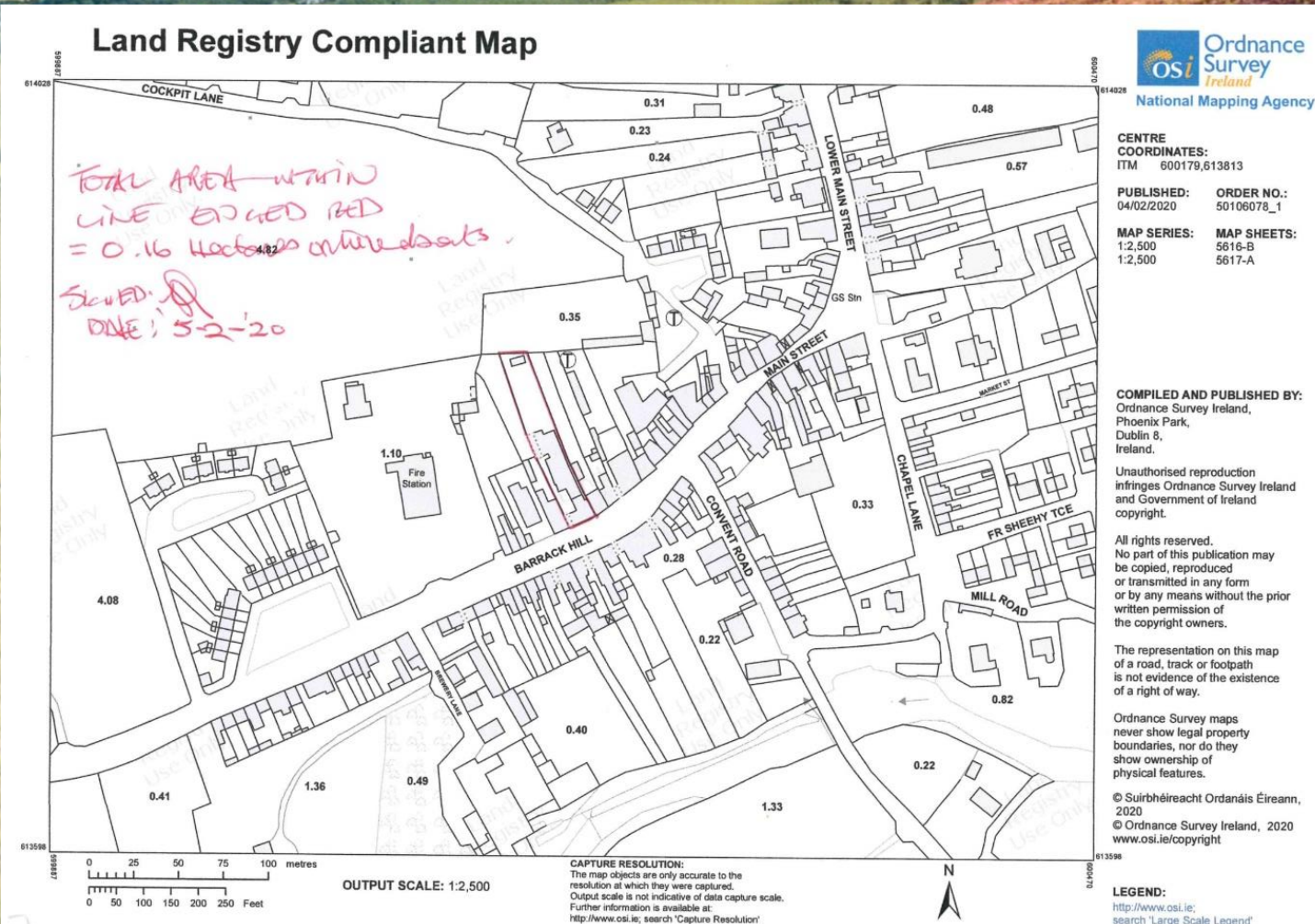
Room 3
4.25m x 2.51m
13' 11" x 8' 3"



Building Energy Rating



Map



Directions

MORONEY'S

MAIN STREET

CLOGHEEN

CO. TIPPERARY

E21 T862 Eircode found

Address Query 2







www.michaeldorgan.ie



Viewing **Strictly by appointment with sole agent.**

Michael Dorgan Auctioneers & Valuers

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