

# Main Street

Clogheen • Co. Tipperary • E21 T862

**BER** Pending  
Michael Dorgan, Auctioneers & Valuers

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MORONEYS Grocery

GROCERIES  
FRUIT & VEG  
COLD DRINK

*Guide: €70,000*

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AUCTIONEERS & VALUERS  
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# Features

For Sale by Private Treaty

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

- C.4.792 sqft / c.445m<sup>2</sup>
- 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"

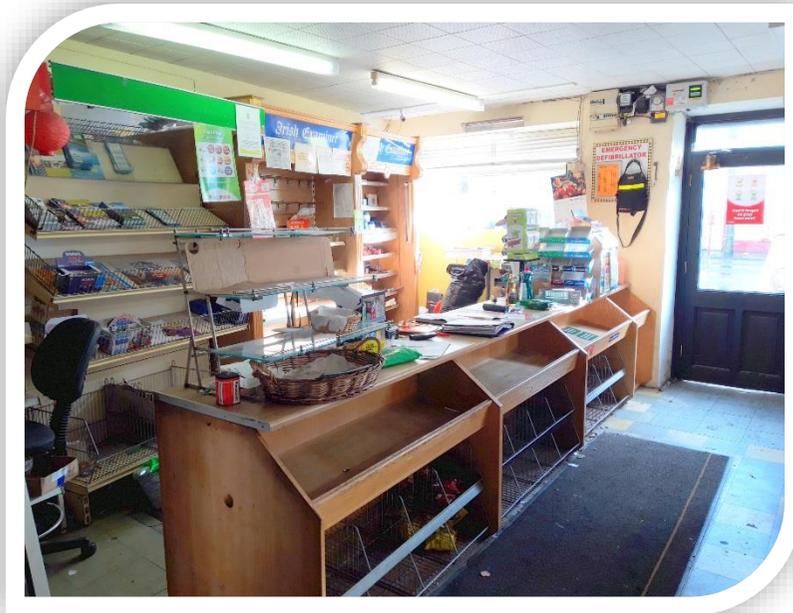
## (Second floor) Over drapery

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"

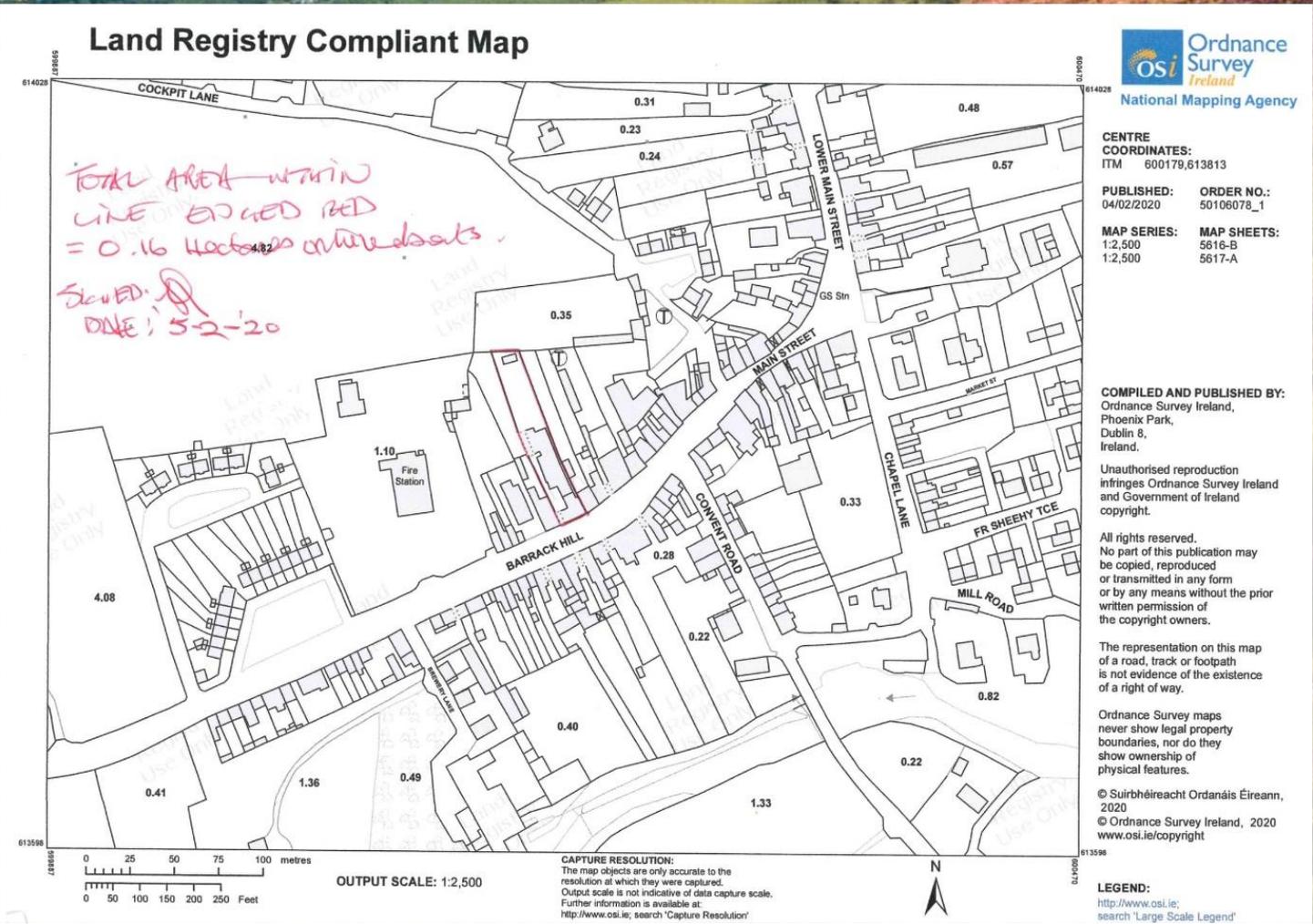




# Building Energy Rating



## Map



# Directions

MORONEY'S  
MAIN STREET  
CLOGHEEN  
CO. TIPPERARY  
E21 T862 ← Eircode found

Address Query 2







[www.michaeldorgan.ie](http://www.michaeldorgan.ie)

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