

REA

Eoin Dillon



FORMER SUPERMARKET WITH YARD AND CAR PARKING FACILITIES
G.I.A. 1,072m² (11,541 sq. ft.)

FOR SALE BY PRIVATE TREATY

Former Mulqueens Supermarket,
38-41 Silver Street,
Nenagh, County Tipperary
E45 TN36

AMV €600,000



DESCRIPTION

We are delighted to offer for sale Mulqueens, a substantial property located on Silver Street in the heart of Nenagh, Co. Tipperary.

This versatile property was formerly used as a supermarket and fuel yard and features a large retail space on the ground floor, a commercial office area on the first floor, a spacious residential area, and extensive outbuildings. With significant yard space, this property offers exceptional potential for redevelopment, whether for continued commercial use or as a mixed use development.

The ground floor comprises 802 sq.m. (8,632 sq.ft) of retail space, including a large shop floor, three storage rooms, and toilet facilities for staff, ladies, and gents.

The first floor features 101 sq.m. (1,087 sq.ft) of office/commercial space, including three office rooms, a kitchenette, and a WC.

Additionally, there is a 169.22 sq.m. (1,822 sq.ft) residential area on the first floor, offering six bedrooms (one ensuite), a kitchen/dining/living area with a solid fuel stove, and a bathroom.

The property is complemented by extensive outbuildings and yard space, including four sheds of various sizes: Open Shed 1 (2 Bay) measuring 11.3m x 7.9m, Shed 2 measuring 10m x 95.7m, Shed 3 measuring 6.9m x 5.16m, and Shed 4 measuring 7.01m x 3.34m. The site also benefits from ample car parking and yard facilities, making it ideal for various commercial or industrial uses.

This is a rare opportunity to acquire a substantial property in a prime location in Nenagh, with extensive space and development potential. Whether you are seeking a commercial investment, a mixed use property, or redevelopment options. Viewing recommended.



KEY FEATURES

- Prime location on Silver Street, Nenagh, with excellent visibility
- Suitable for a range of uses, including retail, office space, or residential development
- Extensive parking and yard facilities
- Fire alarmed, large display windows, automatic roller shutter doors
- Mains water, sewerage, and 3 phase electricity

FLOOR AREA SUMMARY

- Ground Floor Commercial: 802 sq.m. / 8,632 sq.ft
- First Floor Commercial: 101 sq.m. / 1,087 sq.ft
- First Floor Residential: 169.22 sq.m. / 1,822 sq.ft
- Total (Excluding Outbuildings): 1,072.22 sq.m. / 11,541 sq.ft

ACCOMMODATION

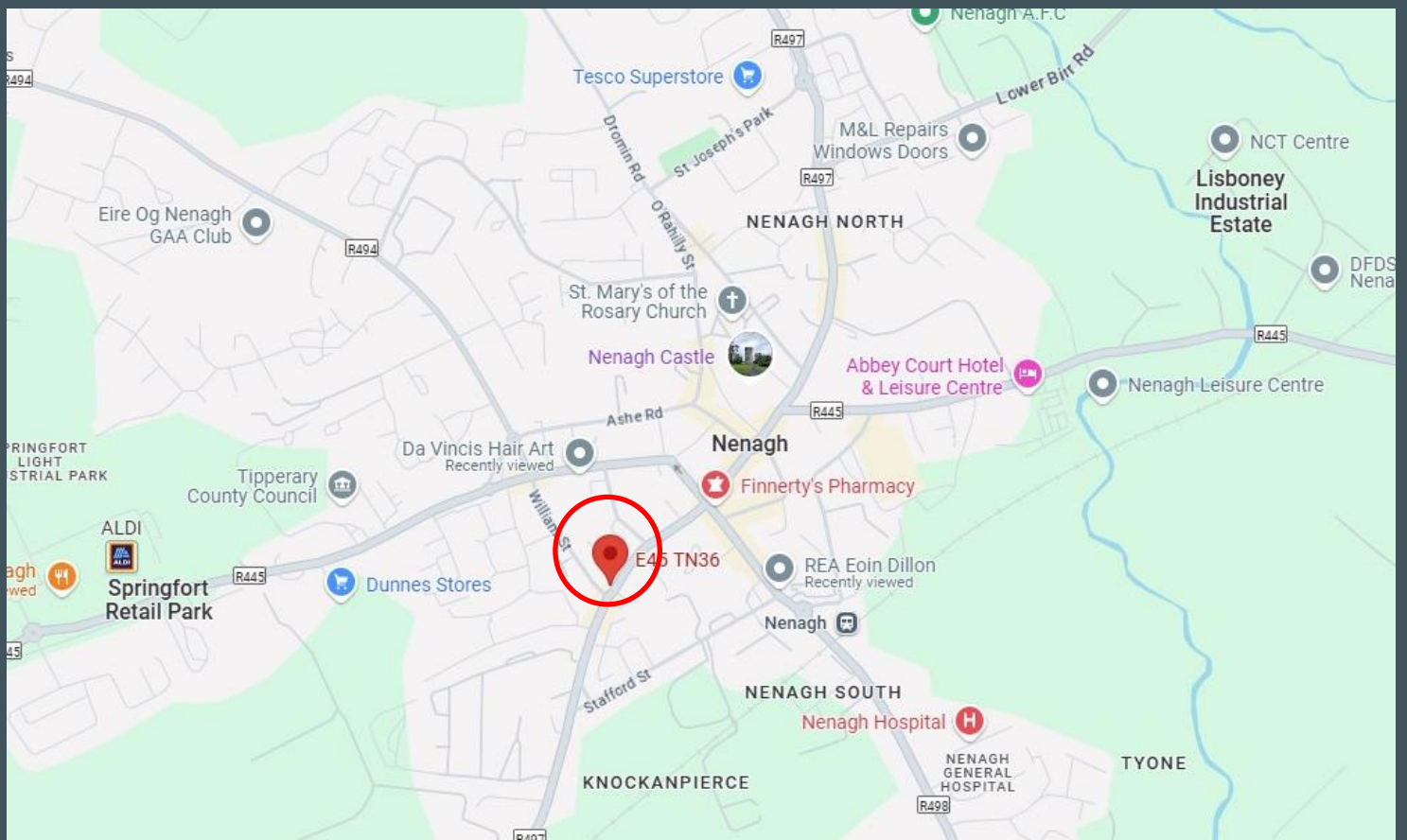
Ground Floor - Commercial

- Retail 1 9.6m (31'6") x 6.85m (22'6") Tiled flooring
- Retail 2 36.09m (118'5") x 10.9m (35'9") Tiled flooring
- Retail 3 (former off-licence) 13.71m (45'0") x 9.43m (30'11")

First Floor - Residential

- Kitchen 5.09m (16'8") x 3.01m (9'11") Tiled flooring, fitted units, gas cooker, plumbed for dishwasher
- Living Room 5.54m (18'2") x 3.47m (11'5") Laminate wood flooring, solid fuel stove
- Bedroom 1 5.55m (18'3") x 3.51m (11'6") Laminate wood flooring, solid fuel stove
- Bedroom 2 3.77m (12'4") x 2.45m (8'0") Laminate wood flooring
- Bathroom 2.39m (7'10") x 2.23m (7'4") Fully tiled, electric shower, WC, whb
- Bedroom 3 3.49m (11'5") x 3.37m (11'1") Laminate wood flooring
- Bedroom 4 3.86m (12'8") x 3.05m (10'0") Laminate wood flooring
- Bedroom 5 5.39m (17'8") x 5.26m (17'3") Laminate wood flooring, ensuite
- En-Suite 3.13m (10'3") x 1.49m (4'11") Fully tiled, electric shower, WC, WHB
- Bedroom 6 2.39m (7'10") x 2.23m (7'4") Laminate wood flooring





PRICE

€600,000

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh proceed down Silver Street the property is on the left hand side identified by our for sale sign.

Eircode is E45 TN36

BUILDING ENERGY RATING (BER)

BER: G

BER No: 116048463

Energy Performance Indicator: 463.67 kWh/m²/yr



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property
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The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.



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