

DEVELOPMENT SITE & COMMERCIAL PROPERTY

POWER
PROPERTY

14 & 16 Fr. Griffin Road
Galway
H91 EK20

For Sale by Tender



BER **G**

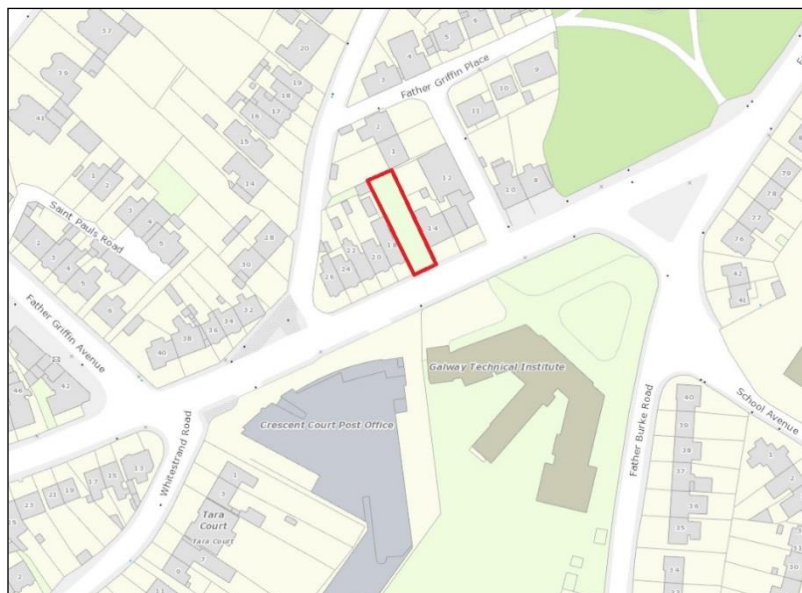
- Excellent Development Opportunity.
- Centrally located property close to Galway City Centre.
- Greenfield site (0.07 acres) with positive planning history.
- Substantial two storey semi-detached commercial property.
- Both the site and commercial property are Zoned “Residential”.
- Suitable for a variety of uses (S.P.P).
- Parking for 3 no. vehicles to front.

Tel: +353 91 567 331
www.ppg.ie

LOCATION

The subject property is located on Father Griffin Road in a high profile location within c. 1km of Galway City Centre. Situated opposite Galway Technical Institute and the Crescent Court development which is anchored by Supervalu and also includes the local post office. This location is well serviced with all amenities.

The character of the area is predominantly residential in nature but given the proximity of the city centre, there are also a number of established commercial users such as a Café, pharmacy and a doctors surgery to name but a few.



Development Site Outlined Red

DESCRIPTION

The subject property comprises of a greenfield infill site extending to c. 0.07 acres (285 sq. m.) together with a former residential two storey dwelling with a ground floor commercial unit. This commercial property has been redeveloped and extended over time to include offices at ground floor level with ancillary office/ storage at first floor level.

The commercial premises extend to c. 164 sq. m (1,760 sq. ft.) Net internal Area. The ground floor provides for two entrances at the front of the building. A single storey flat roofed extension to the rear of the property has been developed to provide for additional office space, a shower room and toilet.

The ground floor accommodation includes a reception area, boardroom, office, two toilets (one includes a shower), small kitchenette and additional storage space. While the first floor provides for four offices and a toilet. There is access to the attic via a stairway and this area has been converted into a storage area.



Heating is by means of electric storage heating.

This property could easily be converted back into a residential property and extended into the adjoining site to make a fine family home in one of Galway's most sought after locations.

A lapsed planning permission exists on the greenfield site with Galway City Council (file no. 07133). The permission included planning for the construction of a ground floor residential apartment with basement storage facilities, together with a two storey residential townhouse overhead. The site is rectangular in shape, level topographically and has excellent development potential subject to planning permission.



BER:

BER GBER No: 800586976 Energy performance Indicator: 1162.06 kWh/m²/yr.

ZONING:

The subject properties are located within an area zoned "Residential" under Galway City Development Plan 2017-2023.

RATES:

No. 14 Father Griffin Road has a current ratable valuation of €75.00. The current strike rate for Galway City Council is €67.40 thus the annual rating liability for this property is €5,055 p.a.

PRICE:

€710,000

TENDER DETAILS:

The closing date for the receipt of completed tenders will be **12 noon on Friday 13th October 2017**. Tender documents are available on request to principals only from messers **G. O'Nuallain & Co. Solicitors, 12 Main Street, Donnybrook, Dublin 4**. Reference Mr Brian O'Sullivan who has carriage of sale.

Email: bosullivan@gonuallain.ie or Tel: 01-2189992

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Disclaimer Policy:

These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Power Property and the Vendor/Lessor give notice that:

- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
- None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.
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PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors • Asset & Property Managers

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