

**Main Street, Baileborough**

# Landmark Residential Business Premises

Zoned Town Core



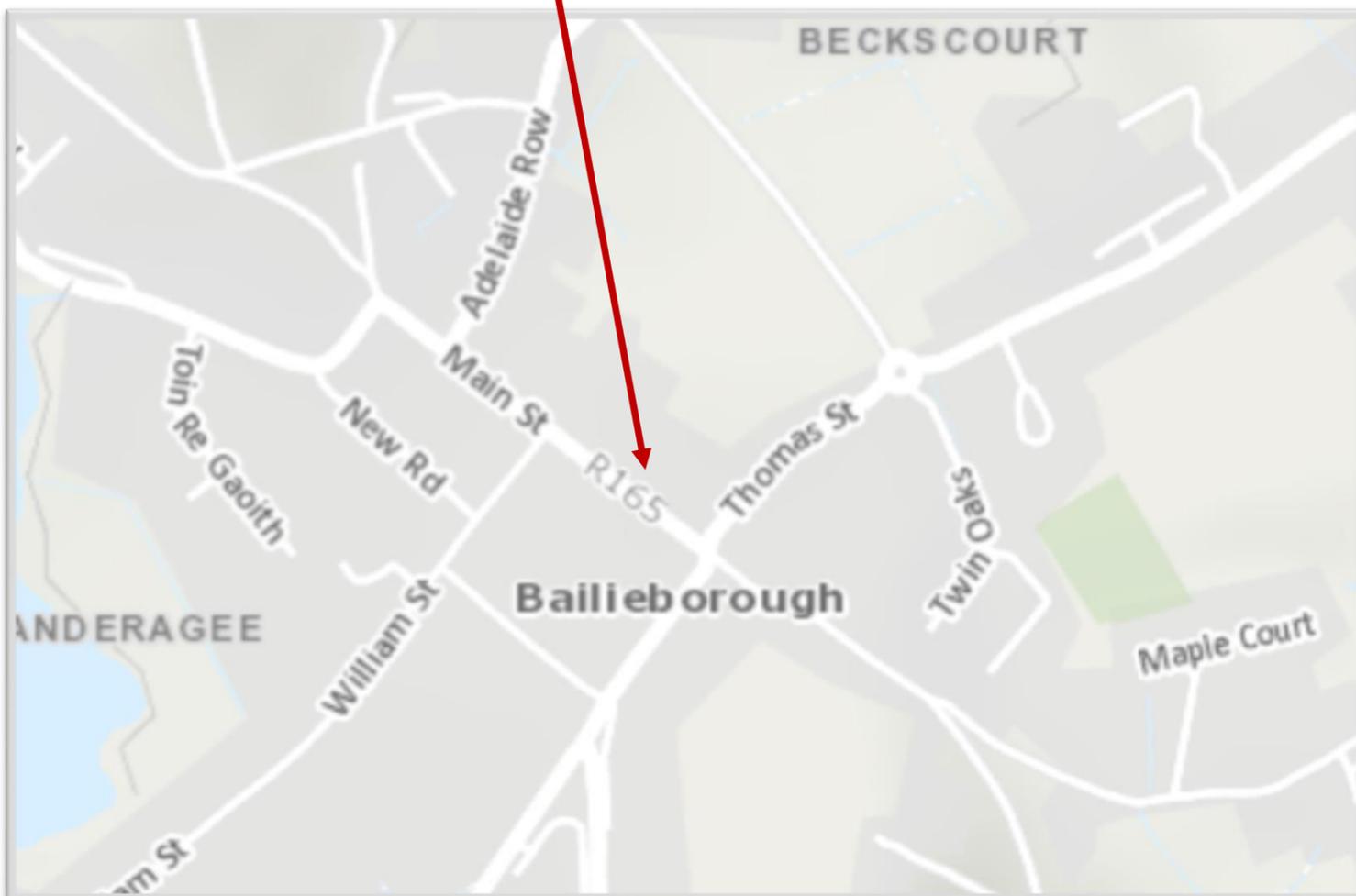
## A Key Investment & Development Opportunity

(with vacant possession)

## Incorporating.....

- ⇒ *Sky Bar & Nightclub with 7 Day Licence*  
An exciting vibrant modern facility with Bars, VIP Area, Kitchen, Toilets, Cold Room, Storages & Ancillaries embracing about 600 sq. m/ 6,456 sq. ft
- ⇒ *Shop Unit* – 30 sq. m/ 323 sq. ft – Display Window
- ⇒ *Shop Unit* – 111 sq. m/ 1,194 sq. ft – 2 Display Windows
- ⇒ *Overhead Accommodation*  
About 484 sq. m/ 5,208 sq. ft over 2 Floors - 2 Separate Hall Doors
  
- ⇒ In All About 1,225 sq. m / 23,181 sq. ft.
- ⇒ Concrete Yard
- ⇒ Shared Gateway Access from Main Street
- ⇒ Pedestrian Access from Town Car Park
- ⇒ Vacant Possession
- ⇒ Freehold
- ⇒ Mains Water, Sewerage, Electricity (3 Phase Power)
- ⇒ BER Exempt
- ⇒ Zoned Town Core .....*"identifies the most suitable location for a mix of retail, commercial, residential, cultural and social uses"*

## Site & General Location Maps



Maps are not to scale. They are for information purposes only.  
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All Enquiries and order to view through Sole Selling Agent Peter Murtagh  
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