

For Sale

Asking Price: €279,000

**Sherry
FitzGerald**
O'Leary Kinsella



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sherryfitz.ie



Large commercial unit with residential apartment above extending to 279 sq. mts (3003 sq ft) approx.

The unit stretches out over four floors providing an ideal investment opportunity while Enniscorthy main town square is just approx. 100 metres away.

On the ground floor is a large retail unit with store room while there is separate access to the apartment above which has beautiful old shuttering around the windows and large rooms. The building itself is in need of extensive refurbishment but anyone with a keen eye will see the massive potential this building has to offer.



Accommodation

Retail Shop

Retail Area 7.99m x 6.09m (26'3" x 20'):

Inner Hall 2.96m x 1.21m (9'9" x 4'):

Rear Store Room 5.20m x 4.52m (17'1" x 14'10"):

Canteen 2.82m x 2.14m (9'3" x 7'):

W.C. 1.10m x 2.09m (3'7" x 6'10"):

Apartment

Hallway 1.50m x 10.62m (4'11" x 34'10"):

Rear Hall 4.11m x 1.08m (13'6" x 3'7"):

W.C. 4.08m x 1.09m (13'5" x 3'7"):

First Floor

Landing 1.31m x 3.01m (4'4" x 9'11"):

Living Room 7.45m x 4.74m (24'5" x 15'7"):

Store 5.30m x 2.99m (17'5" x 9'10"):

Kitchen 2.98m x 3.29m (9'9" x 10'10"):

W.C. 3.14m x 1.19m (10'4" x 3'11"):

Second Floor

Landing 1.76m x 4.49m (5'9" x 14'9"):

Kitchen 2.80m x 2.84m (9'2" x 9'4"):

Bedroom 1 4.90m x 3.18m (16'1" x 10'5"):

Bedroom 2 3.95m x 2.21m (13' x 7'3"):

Bedroom 3 5.07m x 2.16m (16'8" x 7'1"):

Third Floor

Landing 1.34m x 2.05m (4'5" x 6'9"):

Kitchen 3.17m x 3.79m (10'5" x 12'5"):

Bedroom 4 7.03m x 3.13m (23'1" x 10'3"):

Bedroom 5 4.53m x 2.05m (14'10" x 6'9"):

Bedroom 6 4.53m x 2.28m (14'10" x 7'6"):

W.C. 1.84m x 2.28m (6' x 7'6"):





NEGOTIATOR

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