

For Sale

Asking Price: €275,000

**Sherry
FitzGerald**
Catherine O'Reilly



The Dainty Bakery

1 Tinahask

Arklow

County Wicklow

Y14 CC80

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BER F

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c. 3,724 sq. feet (346.1 sq. metres) Investment Property For Sale Sherry Fitzgerald Catherine O'Reilly are delighted to present the former Dainty Bakery and Wicklow People Office to the market.

This is a wonderful investment opportunity and boasts two spacious commercial shops on the ground floor with three modern apartments overhead.

The property is situated in the Lower Main Street of Arklow town at the highly visible junction between Lower Main Street and Tinahask Upper and Old Chapel Ground. It is rare that such a high-profile property like this comes to the market especially with its strategic location close to all town amenities.

This substantial mixed-use property extends to approximately 3,724 sq. ft and comprises a two-storey premises which accommodates two ground floor commercial units, and 3 apartments overhead. Two spacious commercial shops on the ground floor offer flexible layouts and modern amenities, catering to a diverse range of businesses, including retail stores, cafes, restaurants, or offices.

The three contemporary apartments overhead feature varying layouts and sizes to accommodate different demographics, with amenities such as parking, laundry facilities and a balcony for residents' comfort and convenience.

The entire is being sold with sitting tenants in the apartments and vacant possession for the two shops. Ground floor commercial units are set out as two individual units with own door access. Unit 1. Long established Dainty Bakery. Generous shop area with excellent window display area, and storage. Unit 2. Old Wicklow People Office. Spacious shop unit with excellent window display. The apartments comprise Two 1-bedroom apartments over the Wicklow People Office and One 2-bedroom apartment over the Dainty Bakery. This property comes to the market in excellent condition and with all the apartments tenanted, it makes an ideal investment. Upvc windows throughout. There are a storage unit to the rear and gated pedestrian access from front. There may be potential to further develop the units to the rear (STPP). There is an alarm and fire alarm in place and there is an up-to-date fire certificate.

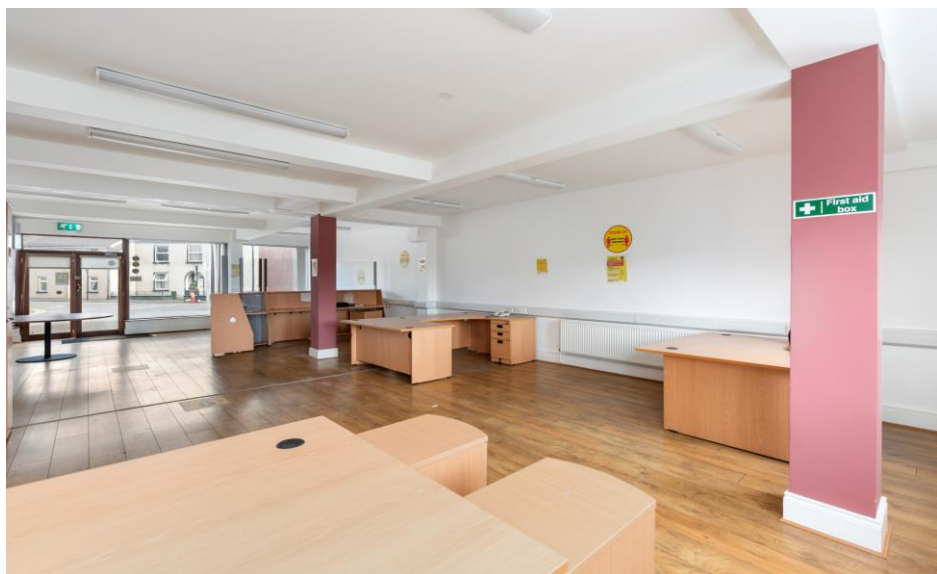
Discover the potential of the Dainty Bakery and take advantage of its unparalleled location and versatile spaces. Invest in a property that offers convenience, opportunity, and value for years to come. Viewings highly recommended and strictly by appointment only.

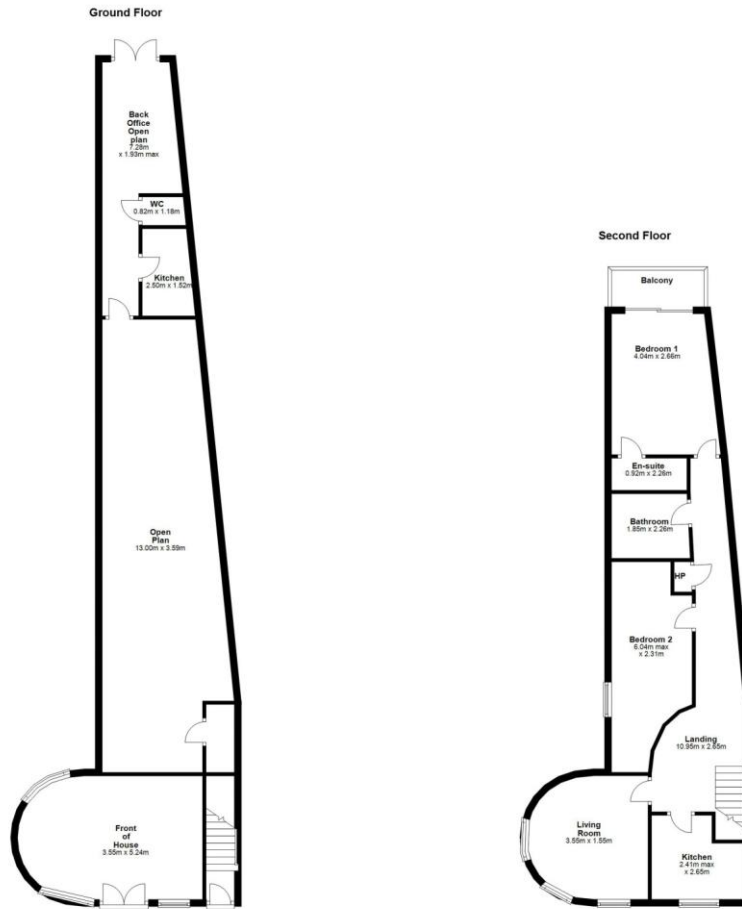


Special Features & Services:

- c. 3,724 sq. feet (346.1 sq. metres) Town Centre Location. • Superb investment opportunity.
- Boasts two spacious commercial shops on the ground floor with three modern apartments overhead.
- Situated on a highly visible junction between Lower Main Street and Tinahask Upper and Old Chapel Ground.
- A few minutes' walk from Main Street, Bridgewater Shopping Centre, Harbour, and most amenities of the town.
- All apartments are currently tenanted. • Rear yard accessed via side gated entrance.
- Superb investment opportunity

BER: BER F, BER No. 800979452





Total area: approx. 146.5 sq. metres



NEGOTIATOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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