

# REA

# Eoin Dillon



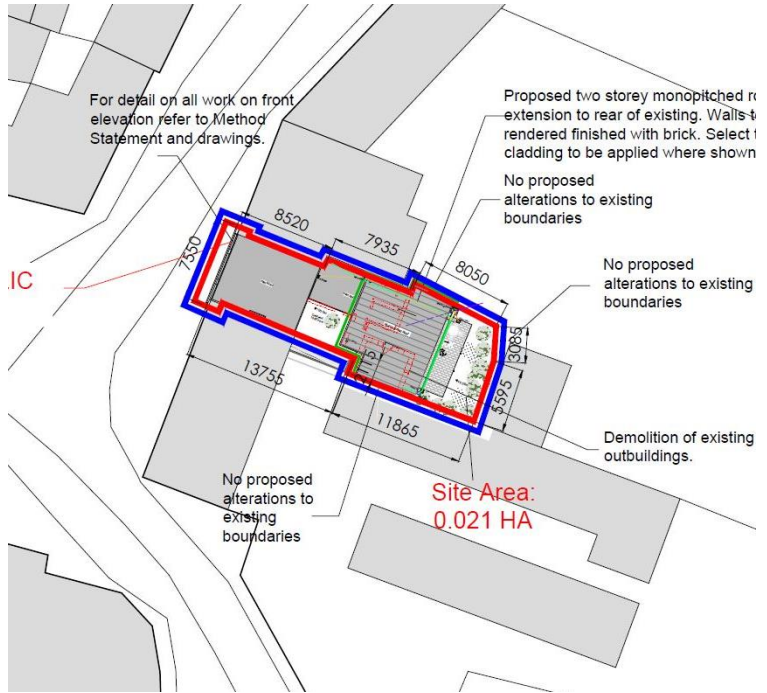
FORMER BANK WITH F.P.P.  
G.I.A. 73.66 m<sup>2</sup> (793 sq. ft)

FOR SALE BY PRIVATE TREATY

Main Street,  
Cloughjordan,  
County Tipperary  
E53 DN28

AMV € 99,950

BER E2



## DESCRIPTION

A unique opportunity to purchase a former AIB Bank located in the centre of Cloughjordan. This bank was to accommodate its staff and customers of its time and now requires total refurbishment and modernisation.

This property comes with full planning permission for a two-story extension. This includes two bedrooms and two bathrooms.

The accommodation comprises a lobby area, an office, staff toilets and a canteen area.

Externally the property still has its beautiful architectural features. This property boasts an outdoor area to the rear which is currently overgrown.

Viewing is highly recommended. Video tour available on request.

- Lobby 6.96m (22'10") x 6.39m (21'0")
- Office 4.19m (13'9") x 2.61m (8'7")
- Staff Facilities 7.25m (23' 9") x 2.51m (8'3")

For more photos of this property please go to our website [www.readillon.ie](http://www.readillon.ie).

### Conditions to be noted:

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 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

## FEATURES

- Located in the heart of Cloughjordan and 15.4km away from Nenagh town centre
- Fantastic opportunity to refurbish an old property with potential
- Full planning permission granted for a 2-story extension.
- Mains water, electricity & sewage

## DIRECTIONS

From Nenagh town centre take the R445 for 1.5km and take the left after Declan McGrath Car Sales. Continue the R491 for 14.1km and turn right on to Main Street in Cloughjordan and the old AIB is across the road from Centra on the left. Eircode: E53 DN28

## VIEWING

By Appointment only:

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