



O'Neill & Co.

CHARTERED SURVEYORS
& AUCTIONEERS LTD

FOGARTY'S

The Square, Ballymore Eustace,
Co. Kildare



FOR SALE

On behalf of the Fogarty family

AS A GOING CONCERN

LONG-ESTABLISHED COMMERCIAL & RESIDENTIAL PREMISES

- Two Self-Contained Residences.
- Retail Shop (currently branded as Costcutter) including a Post Office.
- Cartwheel Café, fifty-seater capacity with indoor and outdoor seating.
- Enclosed rear garden with polytunnels.
- Ideal opportunity for owner-occupier or investor.



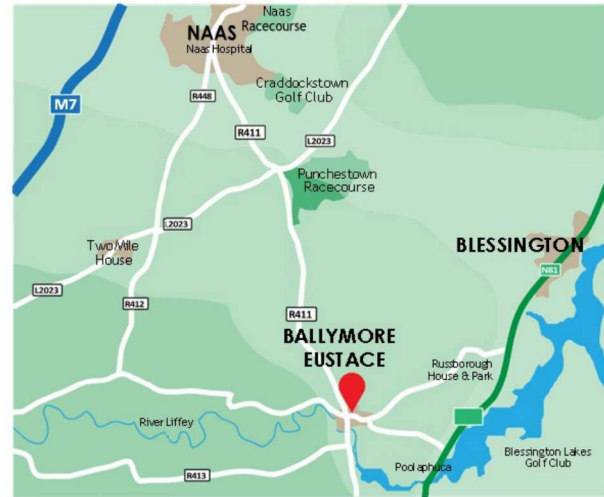
Location

The subject property is located in the Square in Ballymore Eustace in the commercial heart of the village.

Ballymore Eustace is a rural village along the Kildare–Wicklow border, situated just 11km south of Naas town and 6km south west of Blessington town and 45 minutes from Dublin.

Ballymore Eustace has proven to be a very popular location with its rural feel yet its close proximity to Naas town and Dublin City Centre has resulted in an ever-increasing commuter population.

The village has witnessed consistent growth over time with new residential developments currently under construction. Ballymore is thriving, attracting new businesses, young families, working professionals and retirees.



The Commercial Property

Fogarty's has been successfully trading under the stewardship of Sean Fogarty and his wife who have decided to retire following successful decades of trading. Fogarty's is at the heart of the community and has been developed and extended by the current owners over the past number of years.

The accommodation comprises of the **Retail Shop** (currently branded as Costcutter) and rear stores with ancillary staff accommodation. Within the retail store is the village **Post Office**.

Adjoining the retail shop is the **Cartwheel Café** which opened its doors to the public in recent times. The Café is a fifty-seater capacity with both indoor and outdoor seating.



The Residential Properties

In addition to the commercial element of the property there is residential accommodation situated over ground and first-floor, arranged as two self-contained properties each with separate entrances from the street.

Residence 1 comprises of livingroom, kitchen, 3 bedrooms and a bathroom.

Residence 2 comprises of kitchen/living/dining, 1 bedroom and a bathroom.



The properties are heated by a gas-fired central heating system, and feature direct access to a charming, private timber-decked patio area at the rear.

To the rear of the property is an enclosed rear garden with polytunnels.



The property has been maintained and extended to a high standard & offers an ideal opportunity for owner occupation or as an investment.

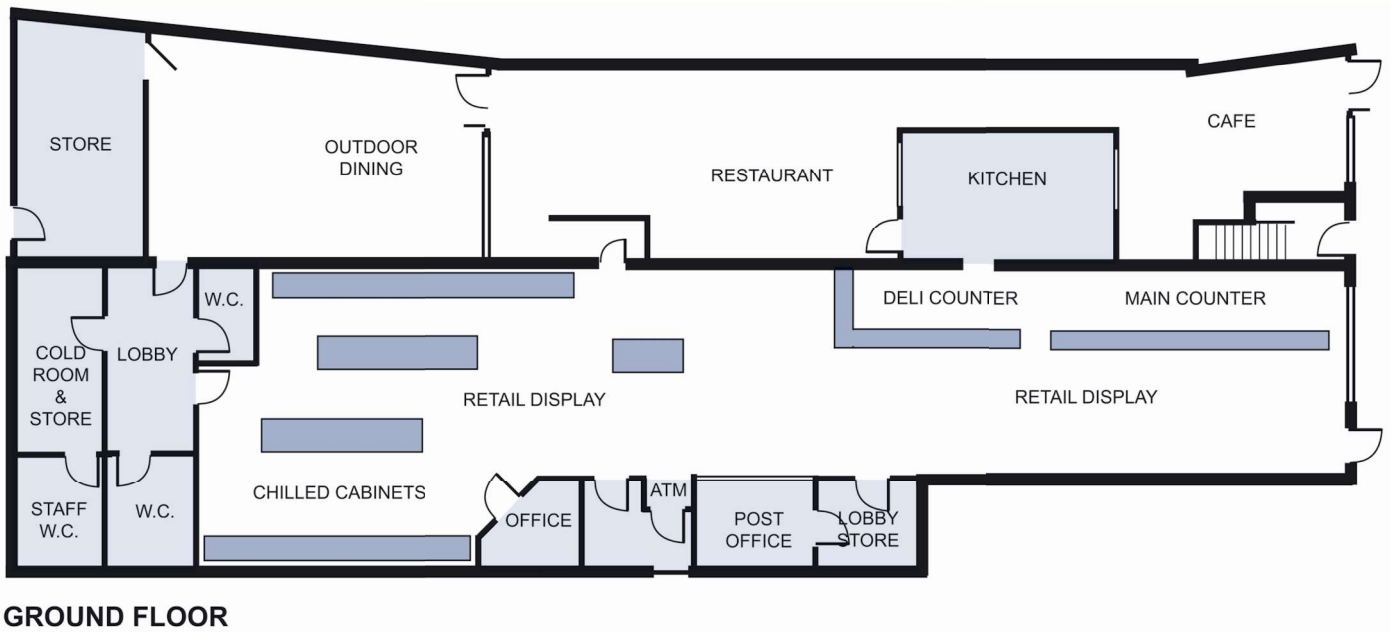
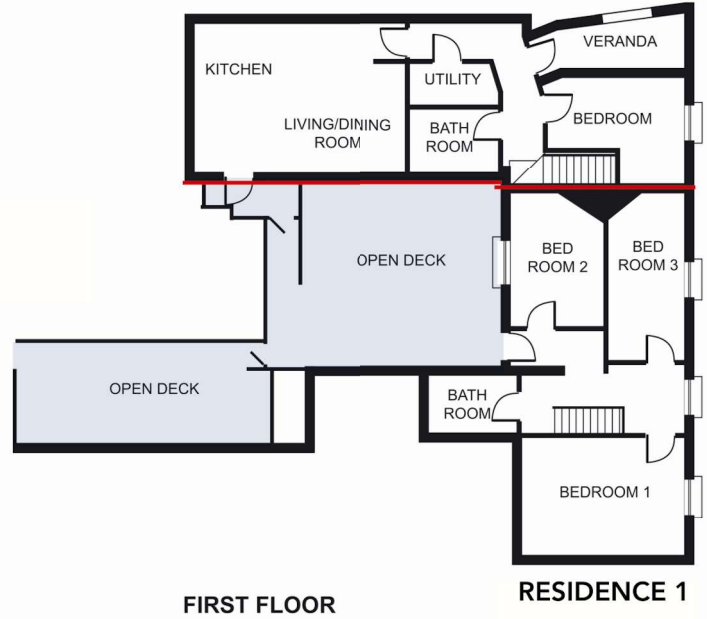
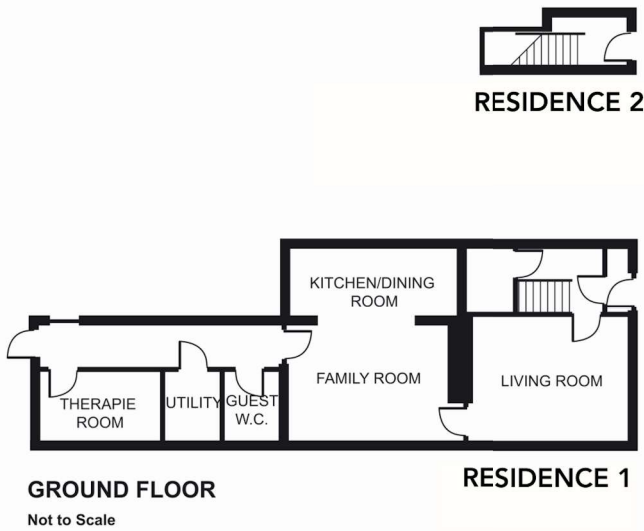
Property Floor Area Sq. m. (approx.)

Retail Shop	Includes: Main Shop, Post Office, Lobby, Office	171.6m ²
Cartwheel Café	Includes: Café, Kitchen, Dining Area, Customer Toilets, Staff Area (measurement excludes Outdoor Dining Area)	111.02m ²
Storage	Located to the rear & with access to outdoor dining area	19.83m ²
Residence 1	Lobby, Living Room, Kitchen/Dining, Family Area, Guest W.C., Utility, Therapy Room, Bedrooms 1, 2 & 3, Bathroom	115.86m ²
Residence 2	Living/Dining Room, Kitchen, Utility, Bedroom, Bathroom, Veranda	56.27m ²


Intending prospective purchasers are specifically advised to verify all information, including floor areas. See DISCLAIMER.

FOGARTY'S

RESIDENCE 2



Viewing By appointment only.

 045 856 604

 Trident House, Naas, Co. Kildare

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