

**PROPERTY
PARTNERS**

**James B
McDonnell & CO**

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**7-8 PATRICK STREET
MULLINGAR
CO. WESTMEATH**



**Retail Commercial Unit with Restaurant/Take-away
c.4,500 sq.ft of Accommodation (Entire Property)**

With Living Accommodation Overhead on 1st Floor consisting of:
2 Bedrooms, Kitchen, Reception Room & 2 Bathrooms
Large Yard at rear and Car Park Facility
Excellent Investment opportunity for Owner Occupier/Investor.

Price Guide : €160,000



Auctioneers, Valuers, Estate Agents, Insurance Agents

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556
Email jbmcdonnell@propertypartners.ie

ipav
BONDED MEMBER

Reference: 3902

Address: 7-8 Patrick Street Mullingar Co. Westmeath

ACCOMMODATION:

Ground Floor:

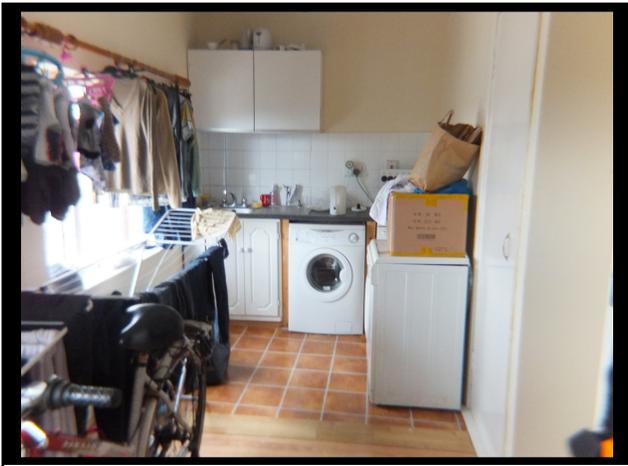
Retail Unit 1 3.20 x 8.53 (10' 6" x 28' 0") With Service Counter Area. Cold Room & Store room & Toilet off.

Retail Unit 2 (Shop) 25' 0" x 44' 0" (7.62 x 13.41) With Rear Entrance. Storage Area & Toilet at rear.

Restaurant / Takeaway 44' 0" x 19' 6" (13.41 x 5.94) With Double Door Access from Main Street. Service Counter for Take-away. Toilet. Food Preparation Area. Toilet & Store Room to rear. Rear Entrance

First Floor Residential Acc:

Kitchen



Reception Room 18' 0" x 9' 8" (5.49 x 2.95)

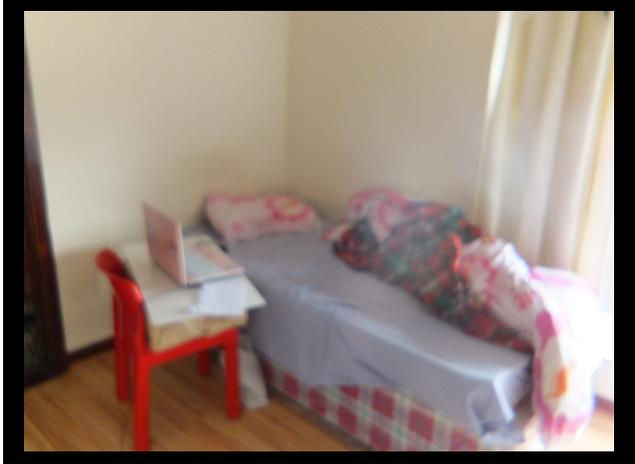
Bathroom 1 6' 6" x 6' 6" (1.98 x 1.98)

Main Bathroom 6' 6" x 6' 6" (1.98 x 1.98)



Bedroom 1

10' 0" x 7' 6"
(3.05 x 2.29)



Bedroom 2

12' 0" x 12' 0"
(3.66 x 3.66)



Finance:

We can offer independent mortgage advice from The Mortgage & Investment Centre, a specialist mortgage company within Property Partners / J.B. McDonnell & Co. Agents, who will help find you the best & most competitive mortgage to suit your needs.

Contact The Mortgage & Investment Centre on [\(044\) 933333](tel:0449333333)

