

# For Sale

Asking Price: €119,000



26 Lower Main Street  
Arklow  
Co Wicklow  
Y14 V2Y1



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Located in a very prominent position just off the main thoroughfare of the town, this property is suitable as a refurbishment project / newbuild site. All essential public services are available for connection. The building is approx. 51.9 sq.

This commercial premises comprises of two rooms (currently open plan) and has good size display windows, suitable for advertising products / services, and there is a toilet and a small lobby at the back with access to the rear yard.

The potential for this property is excellent and makes it suitable for many types of business uses.

Ideally situated close to all local shops, schools, pubs, restaurants, harbour, Bridgewater shopping centre, services, and amenities and is within a 5-minute drive away from the M11 Motorway Dublin to Wexford route.

The area is renowned for quality private residences, offices, commercial, retail and surgery uses etc. Thus, in the right hands, the possibilities are endless.

Arklow Town is a vibrant town with a vast array of amenities and this property presents an excellent opportunity to anyone wishing to open a business in this busy seaside Town.

Viewing recommended and by appointment only.



## Special Features

- Superb location with excellent frontage.
- Within moments walk of all the amenities of Arklow's Main Street, Bridgewater Shopping Centre, restaurants, Car Park, Harbour, and much more.
- Suitable for a variety of uses.
- Offering excellent value for money at the asking price.
- Within easy access to the M11 motorway as it's c. 5 minutes drive.

## Accommodation:

**Lobby** 2.45m x 1.69m (8' x 5'7"): Wooden floor, door off to rear year & door to WC.

**Room 1** 6.19m x 4.61m (20'4" x 15'1"): Bright room with wooden floor.

**Room 2** 4.61m x 3.08m (15'1" x 10'1"): Bright room with wooden floor.

**WC** 2.25m x 1.69m (7'5" x 5'7"): Wc & WHB.

**Outside** Enclosed rear yard.

**BER:** BER C1, BER No. 800224974



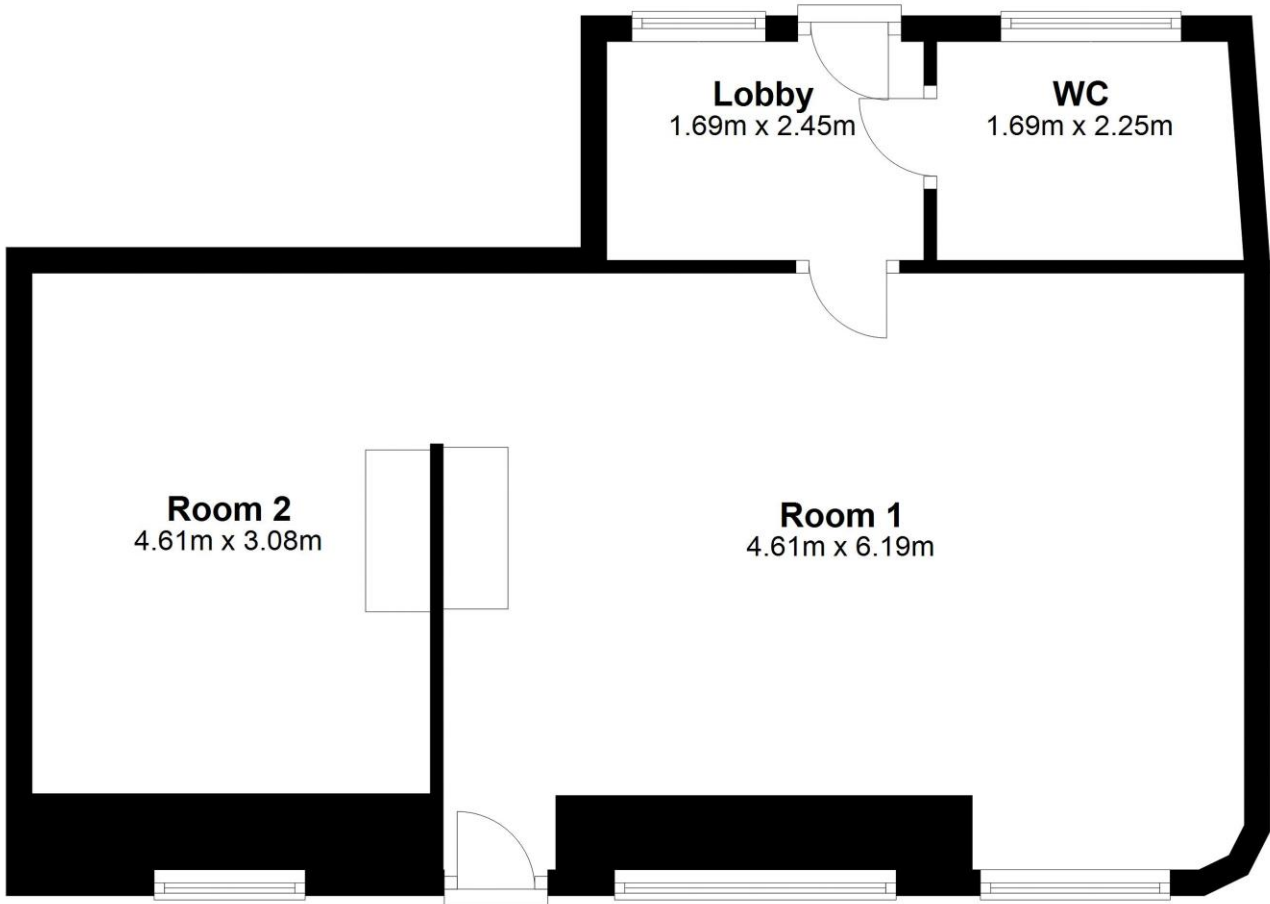
## Directions:

Traveling from Dublin, turn off the M11 Motorway at Exit 20, proceed into Arklow Town. When in Arklow, go over the bridge and turn left at

the T junction on to Lower Main St., Continue down

the street to V in the Road and the property is on your Right (before Hylands AutoParts).

## Ground Floor



Total area: approx. 51.9 sq. metres

### NEGOTIATOR

Sherry FitzGerald Catherine O'Reilly  
45 Main Street, Arklow, Co Wicklow

0402 32367

[arklow@sfcatherineoreilly.ie](mailto:arklow@sfcatherineoreilly.ie)

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