



Sherry
FitzGerald

For Sale

Asking Price:
€119,000

26 Lower Main Street,
Arklow
Co Wicklow
Y14 V2Y1

BER E1

sherryfitz.ie



Located in a very prominent position just off the main throughfare 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.



Accommodation

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.



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).

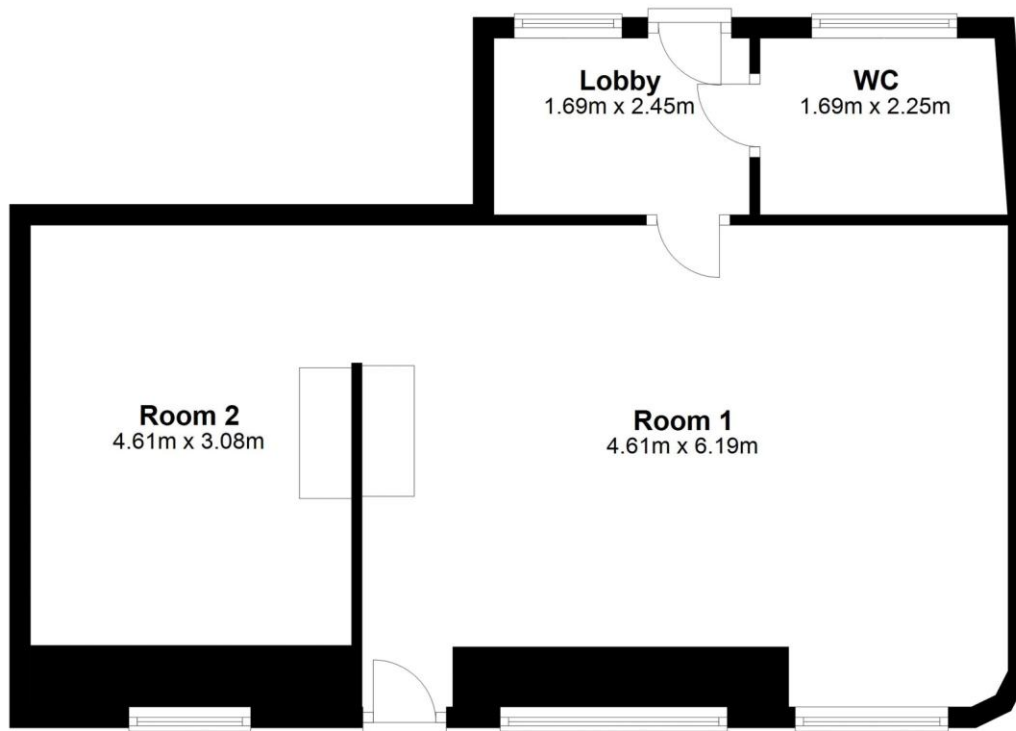


Special Features & Services

- 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.

BER BER E1, BER No. 800979452

Ground Floor



Total area: approx. 51.9 sq. metres

NEGOTIATOR

Martina Hill
Sherry FitzGerald
45 Main Street, Arklow, Co
Wicklow
T: 0402 32367
E: arklow@sherryfitz.ie

sherryfitz.ie

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.
PSRA Registration No. 002183