

# 79 O'Connell Street, Clonmel, Co Tipperary

Prime Retail Opportunity

## For Sale / To Let



- High profile single storey retail unit
- Superb location in Clonmel town centre
- Approx. 823 sq m / 8,857 sq ft
- Suit a variety of uses spp.
- Available immediately

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# 79 O'Connell Street, Clonmel, Co Tipperary



### Location

The subject property is excellently located on O'Connell Street in lively Clonmel, which makes up part of the main retailing street in Clonmel Town Centre. O'Connell Street is adjacent to the Quay overlooking the River Suir and Tipperary's border with Waterford. Clonmel has a population of just over 17,000 and is the largest settlement of Co Tipperary.

O'Connell Street and its surrounds are home to a wide variety of cafés, restaurants and shops, making it a popular location for shoppers and retailers alike. The subject property benefits from a high level of footfall. Neighbouring occupiers include Penneys, River Island, AIB, Heatons, and

Aldi.

The surrounding areas are predominantly residential in character with some commercial interspersed.

### Description

The subject property comprises is all at ground floor level and extends to approximately 823 sq m (8,857 sq ft). There is access to a car park at the rear of the building.

This property will ideally suit owner occupiers, investors, or larger scale retailers seeking a shop unit in a prime town centre location.



### Accommodation Schedule

Ground Floor	Sq M	SqFt
Drapery Retail	634	6,824
Drapery Stock	115	1,237
Plant	13	140
Staff Areas	61	656
<b>Total Floor Area</b>	<b>823</b>	<b>8,857</b>

Interested parties are advised to verify the areas and to undertake their own due diligence.

### Rates

The annual rates liability is €23,851.75.

**Price / Rent** On application.

### Viewing

Strictly and only by prior appointment.

