

REA

Eoin Dillon



COMMERCIAL UNIT FOR SALE
G.I.A. 100m² (1,076 sq. ft.)

FOR SALE BY PRIVATE TREATY

Aneva Boutique
8 Quintin's Way, Nenagh,
County Tipperary
E45 X288

AMV €235,000

BER B3



DESCRIPTION

Fantastic opportunity to acquire a ground floor commercial unit located in a retail mall just off Pearse Street in the centre of Nenagh town. This unit currently trades as a high end ladies boutique & is fitted out to a very high standard, well presented and well maintained. This property comes to the market with the benefit of 3 fitting rooms, wheelchair accessible toilet, kitchen, office & attic with storage space & stira stairs. The Quintin's Way retail mall has a high occupancy level with well-known commercial tenants such as Eason's , Specsavers & The Pantry Café & is a busy pedestrian street in Nenagh town with a steady passing footfall. Viewing recommended.

Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

FEATURES

- 100 sq. m. (1,076 sq. ft)
- Air conditioning units, mains water & sewerage
- Ideally located in the heart of Nenagh Town
- Service charge for 2024: €2,379.41+VAT
- Rates for 2025: €2,247.18

VIEWING

By Appointment only:
Negotiator: Eoin Dillon
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