

REA

Eoin Dillon



PROPERTY WITH HUGE DEVELOPMENT POTENTIAL

G.I.A. 290.91m² (3,131 sq. ft.)

FOR SALE BY PRIVATE TREATY

Former Obama Cafe,
Main Street, Moneygall,
County Offaly
E53 DH96

AMV €300,000

DESCRIPTION

REA Eoin Dillon are pleased to present this fantastic opportunity to the market; ground floor commercial unit's ready for immediate occupation which could easily be converted to residential accommodation subject to planning permission. This premises was rebuilt in 2011.

1st floor unit is finished to shell & core with concrete floors ready for conversion to residential/commercial units subject to planning permission.

This site measures 0.121 Hectares (0.3 acres) with further development potential to the rear subject to planning permission.

This property was formerly office spaces with storage rooms overhead. Commercial unit 1 extends to 59.8 sq.m with W.C. & lobby with rear access. Commercial Unit 2 extends to 38.7 sq.m. with rear access, lobby area and W.C.. To the rear of the property there is access to a hallway which has the concrete stairs to the first floor, measuring 152 sq.m.

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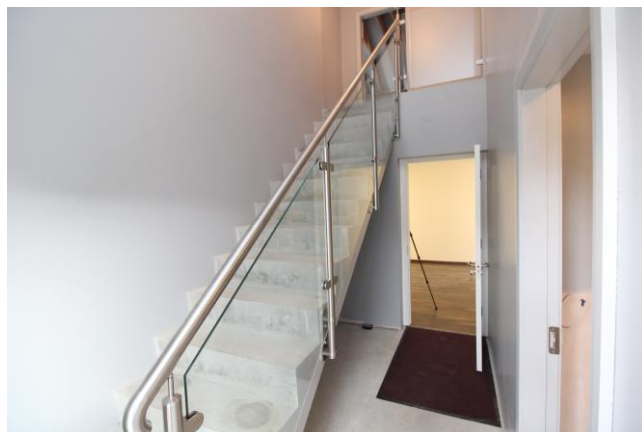
Offering a great opportunity to convert a large premises into a thriving business or change of use to all residential accommodation subject to planning permission in the village of Moneygall which is conveniently located within 2 minutes drive to M7 Dublin/ Limerick motorway at Junction 23.

Provisional BER expected soon.

Viewing is highly recommended.

FEATURES

- Centrally located in the heart of Moneygall within 2 minutes drive to Dublin/Limerick motorway at Junction 23
- Commercial units with possibility to change to residential subject to planning permission
- Mains water & sewerage
- Large site to the rear with two sheds and further development potential



ACCOMMODATION

Ground Floor

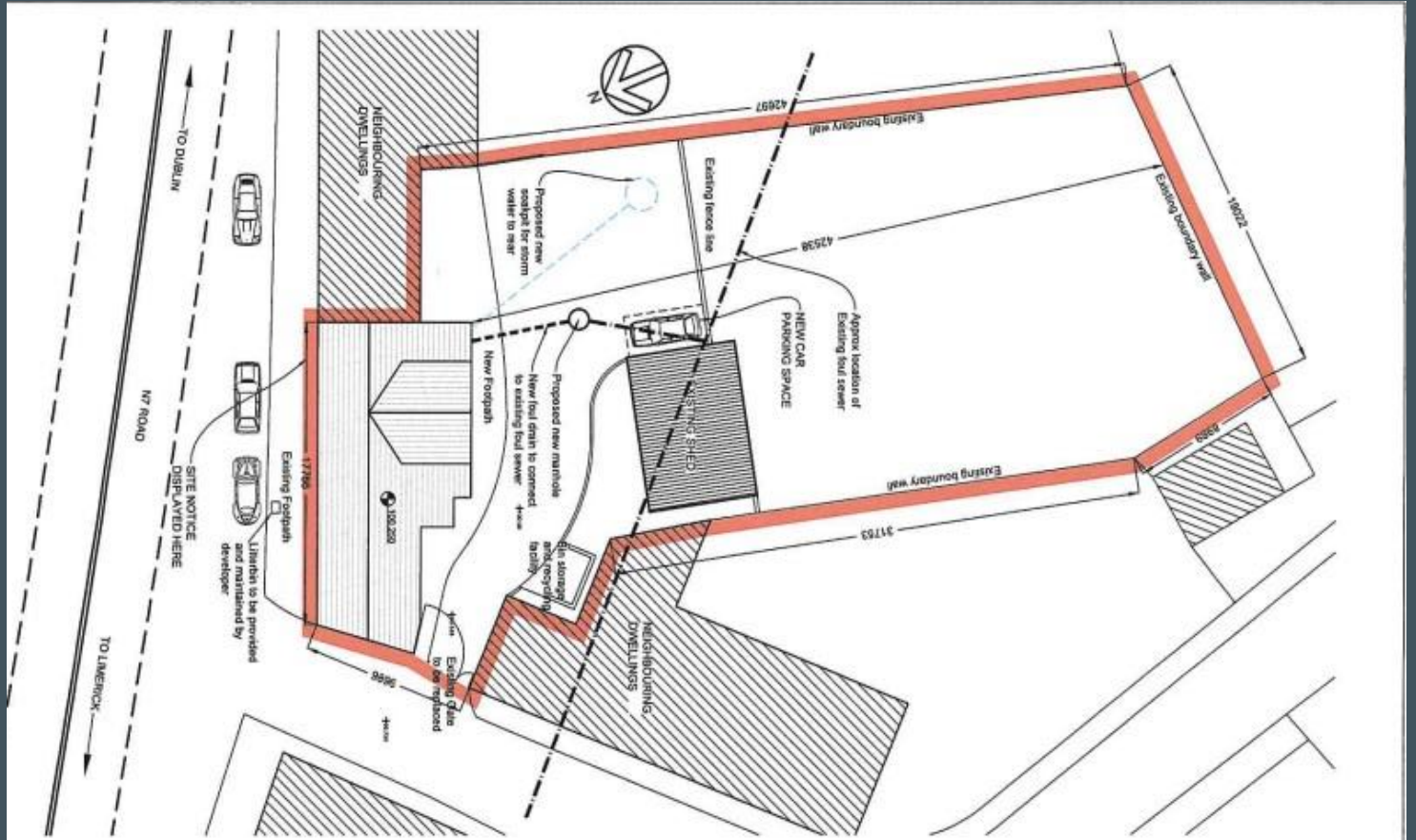
- Hallway 9.03m (29'8") x 8.13m (26'8") Stairs to first floor & rear access
- Commercial Unit 1 4.62m (15'2") x 3.89m (12'9")
- Commercial Unit 2 3.39m (11'1") x 3.17m (10'5")
- Lobby 2.15m (7'1") x 1.17m (3'10")

- W.C. 2.76m (9'1") x 0.95m (3'1")
- Commercial Unit 3 3.81m (12'6") x 2.64m (8'8")
- Kitchen 3.8m (12'6") x 1.84m (6'0")
- W.C. 2.76m (9'1") x 0.96m (3'2")
- Commercial Unit 4 3.81m (12'6") x 3.41m (11'2") Carpet flooring

First Floor

Potential 1 /2 Apartments 17.73m (58'2") x 8.59m (28'2")





PRICE

€300,000

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

DIRECTIONS

This property is on the Main Street in Moneygall. Take the M7 motorway from Nenagh to Moneygall & exit at Junction 23. Continue past Ollie Hayes Bar in the village and the property will be on your left, indicated by our For Sale sign. Eircode is E53 DH96.

REA



the mark of
property
professionals
worldwide

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 Eoin 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.



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