



Prime commercial property located just off Roscommon Town Centre holding huge potential due location. Occupying an internal area of c. 1,000 sq. ft over two floors, this property is zoned Peripheral Town Centre thereby giving potential for commercial/office and/or residential. In excellent condition throughout and with access to rear, viewing comes highly recommended and can be arranged by contacting the office on 090 6663700.

Joint Agent: Property Partners Earley, Roscommon Town. Tel: 090 6626579

Solicitor for sale: Bríd Miller Solicitor, Roscommon Town. Tel: 090 6627777

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon PSRA LICENCE NO: 001350

Office Tel: 09066 63700 E-mail: info@ivanconnaughton.com

<i>Room</i>	<i>Area (Approx)</i>	<i>Room Details</i>
<i>Ground Floor</i>		
<i>Front Office</i>	<i>c. 360 sq. ft</i>	<i>Door to front</i>
<i>Back Office</i>	<i>12'9" x 10'</i>	
<i>Kitchenette</i>	<i>10' x 5'5"</i>	<i>Fitted units, door to rear, off back office</i>
<i>First Floor</i>		
<i>Landing</i>	<i>9' x 8'3"</i>	
<i>Office 1</i>	<i>11'10" x 8'5"</i>	<i>Carpeted</i>
<i>Office 2</i>	<i>13'4" x 12'2"</i>	<i>Carpeted</i>
<i>Office 3</i>	<i>12'4" x 11'</i>	<i>Carpeted</i>
<i>Bathroom</i>	<i>7'1" x 4'</i>	<i>Toilet, wash hand basin, wall tiling</i>

OTHER FEATURES

- ***Oil fired central heating***
- ***Large yard to rear with access onto carpark on Lanesboro Street***