

FOR SALE

**Newbridge Village
Co. Galway**

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Office Number: 090 666 3700 Mobile: 086 8985013

PRICE REGION: OPEN TO OFFERS

COMES WITH F.P.P. FOR DISMANTLING END OF LIFE VEHICLES (ELV)

Property Reference: OB306



Prime commercial property comprising c. 3,700 sq. ft (including office to front and storage on first floor) with fully equipped tyre centre located on the main N63 Longford to Galway Road, in Newbridge Village benefiting from a high volume of passing traffic. Altogether standing on c. ½ acre, this property holds huge potential with Full Planning Permission in situ for dismantling of End of Life Vehicles (ELV) and all associated site works. Overall this property is in excellent condition with viewing highly recommended. For further details and copy planning permission/plans/maps, contact the office on 090 6663700

OTHER FEATURES

- Mains Sewer - Fully Alarmed - Fire Cert - 3 Roller doors to Front

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.

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Office



Front of Property



Front of Property



Front of Property



Front of Property



Front of Property



Yard to Front



Side of Property



Rear of Property



Rear of Property