

# For Sale

Asking Price: €225,000

**Sherry  
FitzGerald**  
Draper



Stephen Street, Sligo,  
F91 EF61

**BER** E2

[sherryfitz.ie](http://sherryfitz.ie)



Prominent Town Centre commercial property located in the heart of Sligo's Central Business Area at Stephen Steet.

Currently laid out in offices over three floors the property is suitable for either a single business occupier or separate occupiers divided over ground and upper floors.

On the ground floor there are two interconnecting rooms with self contained door from hallway and kitchen and bathroom facilities to the rear. Each of the first and second floors has a large room to the front and a smaller office adjoining.

Outside there is a sizeable rear yard car parking area with gated access.

Suitable for a variety of uses, adjoining occupiers include CML Financial, McSherry Foley Insurance Brokers and Nicholsons Pharmacy. A number of Banks, Solicitors, Accountants and other professional services also present on the street.

The recent completion of Queen Maeve's Square and other proposed public realm and regeneration plans for the area under the Urban Regeneration and Development Fund (URDF) promise to enhance the Stephen Street area further in the coming years.





### Special Features & Services

- Electric Storage Heating
- Part Double glazed PVC windows
- Car Parking Yard to rear
- Convenient location in Sligo's main business area
- Security Alarm Fitted

### Accommodation

#### Ground Floor

##### Entrance Hall

**Room 1** 4.83m x 4m (15'10" x 13'1"): Bay Window

**Room 2** 4m x 2.88m (13'1" x 9'5"):

**Kitchen & WCs** 6.19m x 3.38m (20'4" x 11'1"):

#### First Floor

**Room 1** 5.2m.x 4.82m (17'1".x 15'10"):

**Room 2** 3.95m x 2.9m (13' x 9'6"):

#### Second Floor

**Room 1** 5.22m x 4.75m (17'2" x 15'7"):

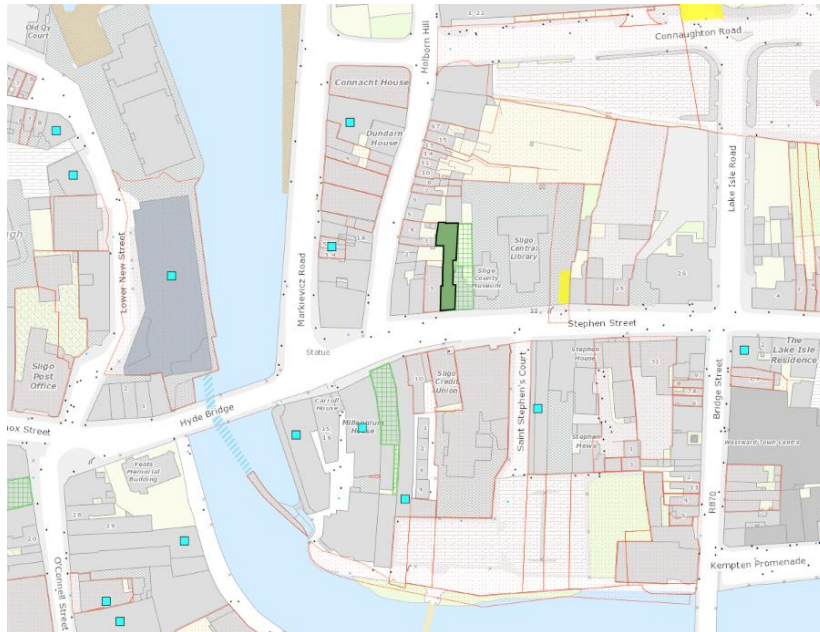
**Room 2** 3.95m x 2.9m (13' x 9'6"):

### BER DETAILS

BER E2

BER No. 800983439





Site area indicated in green



**NEGOTIATOR**  
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