



Filling station & shop & offices,  
Gortlandroe, Nenagh, Co. Tipperary,  
Eircode E45 VX92  
AMV €550,000 + VAT

For sale by Private Treaty

**Sherry  
FitzGerald**  
Talbot

PSRA No. 001010

**REA**  
EOIN DILLON

PSRA No. 001790



## Location:

Inver/Daybreak Garage occupies a prominent high profile location in Gortlandroe on the edge's of the busy town of Nenagh. Gortlandroe is an established residential and commercial area of Nenagh town, being the focus of a number of residential developments. The property is also in close proximity to numerous employment, economic and leisure facilities, for example, Revenue Regional Office, Gortlandroe Industrial Estate, Nenagh Eire Og GAA Club and Gaelscoil Aonach. Nenagh is a strong provincial town in North Tipperary with an urban population of approximately 8,968.

## Property Overview:

The property comprises of a modern petrol filling station and accompanying facilities on a site area of approximately 0.23 hectares (0.57 acres) with a commercial building extending to a Gross Internal Area of approximately 575.12sq. m (6,190.5 sq. ft), petrol forecourt with four double-sided petrol pump terminals and canopy.

The retail building provides a general shop area, delicatessen counter, off- licence, and staff areas to the rear as well as providing customer car parking and services area. The property is fitted out to a high standard by the tenant including tiled flooring, spot lights and air conditioning. The first floor office area is accessed by two independent stairs and comprises of 5 large individual offices.

## Executive Summary:

Modern high profile filling station with a commercial building that extends to 575.12 sq. m. (6,190 sq. ft).

Ground floor comprises of a modern shop with petrol forecourt. The shop area extends to 287.56 Sq.M (3,095 Sq.Ft.). The ground floor shop together with the forecourt is let to Inver on a 14 year and 9 month lease. Tenant has a break option in year 10.

First floor comprises of 5 modern offices extending to 287.56 Sq.M (3,095 Sq.Ft.) gross internal area or nett lettable area of 227.3 Sq.M or 2,444 Sq.ft. First Floor let out on a 10 year lease from September 2020. Tenant is the operator of the ground floor retail unit. The rent is also to be reviewed in September 2025 in line with the CPI and can go up or down.

Prospective purchasers are advised that the sale does not include the adjoining private dwelling and that the property is subject to right of way in favour of same.

Further Lease details and floor plans available on request.

Site area of approx. 0.23 hectares (0.57 acres)

Located in close proximity to M7 Dublin/Limerick motorway and N52 Bypass.





BER B3  
Shop

BER G  
Offices



### Accommodation Schedule:

| Ground Floor       | Area (sq. m) | Area (sq. ft) | First Floor NLA     | Area (sq. m) | Area (sq. ft) |
|--------------------|--------------|---------------|---------------------|--------------|---------------|
| Retail Shop        | 177          | 1,905         | Office 1            | 43.56        | 469           |
| Deli               | 22           | 236           | Office 2            | 40.38        | 434           |
| Stores             | 33.2         | 357           | Office 3            | 52.79        | 568           |
| Ancillary space    | 55.36        | 596           | Office 4            | 45.35        | 488           |
| Total Ground Floor | 287.56       | 3,095         | Office 5            | 45.22        | 487           |
|                    |              |               | Total NLA 1st Floor | 227.3        | 2,447         |
|                    |              |               | Total GIA 1st Floor | 287.56       | 3,095         |

## ASKING PRICE

€550,000 + VAT

### Selling Agents:

The property is being offered for sale jointly by William Talbot of Sherry Fitzgerald Talbot and Eoin Dillon of REA Eoin Dillon.

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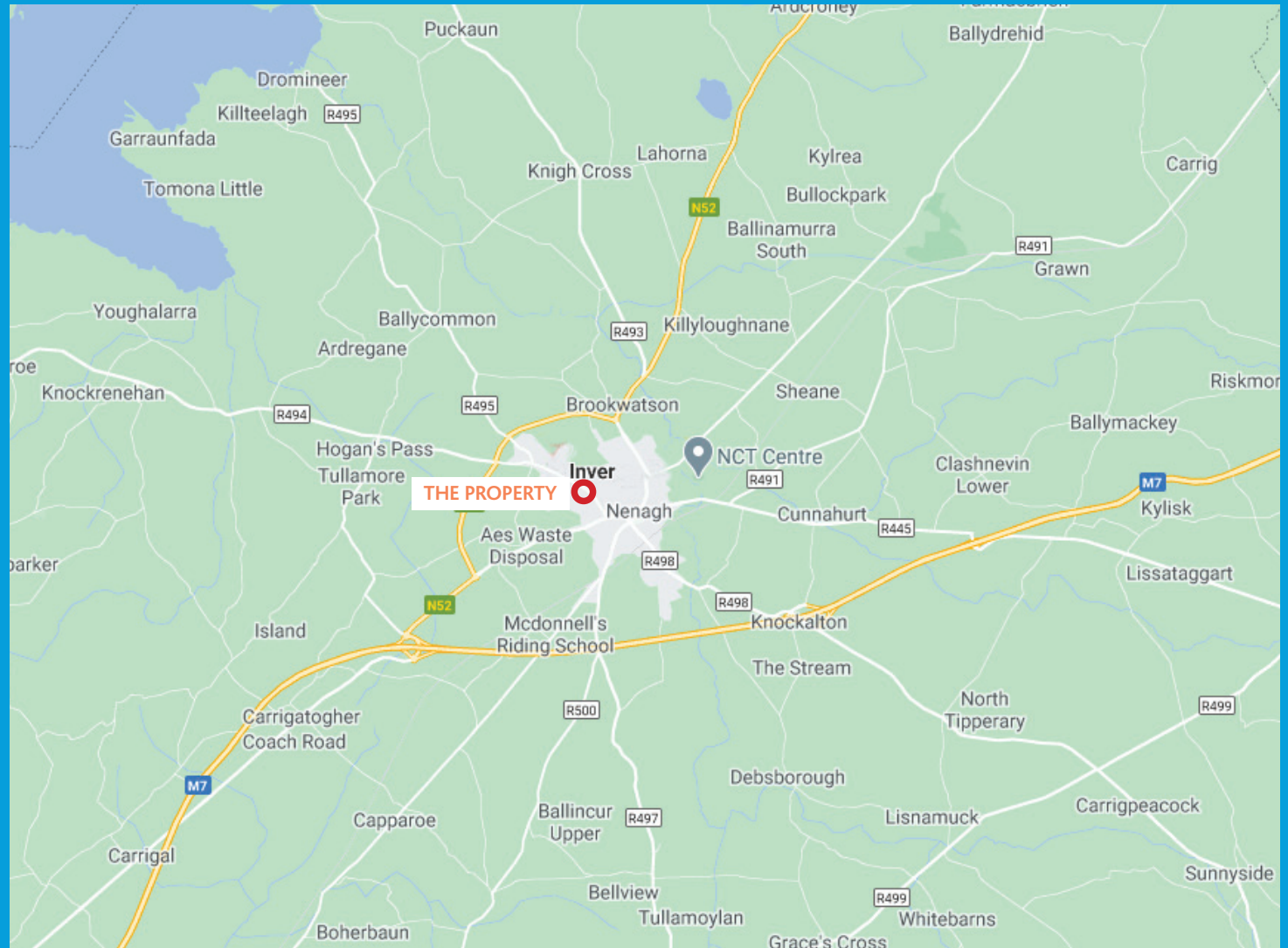
**REA**

**EOIN DILLON**

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