

INVESTMENT

Mixed Use Development
Limerick Road
Sixmilebridge
Co.Clare

POWER
& ASSOCIATES

FOR SALE BY PRIVATE TREATY



The subject property comprises 1 no. retail unit and Doctor's Surgery at ground floor level and 2 no. apartments at first floor level.

The subject property enjoys a very prominent return frontage onto the Limerick Road, Sixmilebridge, Co. Clare.

Currently producing an annual rental income of circa €31,200 per annum.

On street parking to the front of the property.

tel: +353 61 318 770

www.powercs.ie

LOCATION

Sixmilebridge is a small town in County Clare, Ireland. Located midway between Ennis and Limerick city, the town is a short distance away from the main N18 road, being on the old "back road" between the two. The subject property is located in heart of the village of Sixmilebridge.

DESCRIPTION:

The subject property comprises a Doctor's Surgery and 1 no. retail unit at ground floor level. There are 1 no. 3 bed and 1 no. 2 bed apartment. There is on street parking to the front of the property.

ACCOMMODATION:

The approximate gross internal floor areas are as follows:

| Description: | Area (sq. metres) | Area (sq. feet) |
|-------------------------|-------------------|-----------------|
| Surgery | 131 | 1,409 |
| Retail Unit No1 | c.74.3 | c.800 |
| Apartment 1 (3 Bedroom) | 95.8 | 1,031 |
| Apartment 2 (2 Bedroom) | 62.8 | 676 |
| Total: | 363.9 | 3,917 |

BER RATING

| | | |
|------------------------------------|-------------------|-------------------------------------------------------------|
| BER C2 (Retail Unit) | BER No: 800206401 | Energy performance Indicator: 947.13 kWh/m ² /y |
| BER D1 (The Bridge Surgery) | BER No: 800206450 | Energy performance Indicator: 514.85 kWh/m ² /yr |
| BER F (Apartment 1) | BER No: 105489918 | Energy performance Indicator: 429.57 kWh/m ² /yr |
| BER G (Apartment 2) | BER No: 105490023 | Energy performance Indicator: 474.28 kWh/m ² /yr |

RATEABLE VALUATION

Details available on application

QUOTING PRICE

Offers in excess of €250,000 exclusive

SERVICE CHARGES

Details available on request.

VIEWING

Strictly by appointment with the sole agents
Power & Associates

CONTACT

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Disclaimer Policy:

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PSRA Licence No: 001297

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