

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 /yr
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

Emma O'Meara tel: +353 61 318770
Patrick Seymour tel: +353 61 318770

email: emma@powercs.ie PSR: 001297 – 004741
email: patrick@powercs.ie PSR: 001297 – 001336

Disclaimer Policy:

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PSRA Licence No: 001297

Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Limerick: 51 O'Connell Street, Limerick V94HPH9 • tel:+353 61 318 770 • email: limerick@powercs.ie

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91W1EH • tel: +353 91 567 331 • email: galway@powercs.ie

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37W567 • tel: +353 90 648 9000 • email: athlone@powercs.ie