

FOR SALE | By private treaty | R42 F294

**POWER
PROPERTY**

Limerick | Galway | Athlone

Midland Tribune Building, Main Street, Birr, Co. Offaly

OFFICE



c. 192.2 Sq. M. (2,069 Sq. Ft.)

- Offices on ground & first floor together with residential accommodation on the second floor.
- High profile location on Main Street in the centre of Birr.
- Excellent footfall location with dual frontage on a corner site on a busy shopping thoroughfare.
- Birr is a very central town, 42km from Athlone, 36km from Tullamore and 19km from Roscrea.
- Suitable for a variety of uses (S.P.P)

ENQUIRIES TO



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LOCATION

Situated right in the centre of Birr's primary retail area, Main Street is located in the heart of Birr which has a population of 5,741 (2016 Census). The property occupies prime position on the town's busiest shopping street. Neighbouring occupiers include Birr Credit Union, Peter Fox Pharmacy, Haven Pharmacy & SuperValu is 100m away.

DESCRIPTION

This property is a double fronted building on the corner of Main Street and Connaught Street. The ground and first floor have been in use as an office for the last number of years by the Midland Tribune. The second floor is laid out to provide for residential use however it has been unoccupied for a number of years. The property would be suited to a variety of uses subject to planning permission.

ACCOMODATION

Floor	Area Sq. M.	Area Sq. Ft.
Ground Floor:	65.9	709
First Floor:	80.8	870
Second Floor:	45.5	490
Total Area:	192.2	2,069



BER RATING



BER No.: 800771511

Energy performance Indicator:
689.91 kWh/m²/yr

RATEABLE VALUATION

€3,594 (2019)

QUOTING PRICE

€160,000

VIEWING

Strictly by appointment with the sole agents Power Property

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