

For Sale

Asking Price: €175,000

**Sherry
FitzGerald**
Talbot



3 Silver Street, Nenagh,
Co. Tipperary, E45 D583.

BER B **BER F**

sherryfitz.ie



(Existing Tenant – unaffected)

A superb investment opportunity to acquire attractive residential/retail premises occupying a prominent profile location adjacent to the Bank of Ireland, 50 metres of the market cross and 75 metres of St. John's Lane carpark. To those anxious to procure a lucrative investment opportunity with a secure sitting tenant the Agents confidently recommend inspection which is strictly by appointment.



Services

Main water, sewerage, electricity and electric heating.

Accommodation

Entrance Hall 1.5m x 1.3m (4'11" x 4'3")

Retail Area Approx 45 sq. m. with large window display & w.c.

First Floor

Living Room 3.0m x 2.85m (9'10" x 9'4")

Kitchen 1.95 (6'5")m x 1.2 (3'11")m & 1.9 (6'3")m x 1.75 (5'9")m:

Shower Room 2.0m x 1.75m (6'7" x 5'9")

Second Floor

Bedroom One 4.2m x 3.65m (13'9" x 12')

Bedroom Two 2.9m x 1.9m (9'6" x 6'3")

Outside

Enclosed concrete yard.

BER

Commercial

BER B, BER No. 801168808

Residential

BER F, BER No. 119649572

Directions

Eircode E45D583





NEGOTIATOR

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