



Michael & Eleanor Connor – Scarteen



5 Main Street, Kenmare, Co. Kerry

Ref: 795

9 & 10 Main St & 1 Rock St, Kenmare, Co. Kerry



- **Fabulous opportunity to purchase J.D. O'Sullivan & Sons premises.**
- **Currently an *Off Licence*, with residential on the 1st and 2nd floors.**
- **Located in the heart of the thriving town of Kenmare.**
- **Significant street frontage and suitable for a variety of purposes.**

Guide price: € 900,000.00

Tel: 064-6641263/6641018

Web Page: www.connorscarteen.com Email: connorscarteen@eircom.net

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Property Services Regulatory Authority Licence No: 002272



Michael Connor – Scarteen

M.I.P.A.V.

5 Main Street, Kenmare, Co. Kerry

Connor - Scarteen Auctioneers are delighted to launch on the market this wonderful commercial and residential premises of 385 m² in the center of Kenmare's Main Street. The Property is an amalgamation of two premises on Main Street and an adjoining small terrace cottage on Rock Street. It could be used for a variety of purposes, currently it is operating as an off license / shop with a large residential area on the first and second floors, the adjoining cottage on Rock Street is used for storage. The property was built as a row of houses on what was originally know as Downing's Row, now called Main Street. The current owners have owned No 10 since 1883 and acquired No 9 Main Street and No 1 Rock Street to make it the large property that it is today.

It is an ideal investment opportunity and could be adapted for a variety of uses.

Features:

- Spectacular location in the heart of Kenmare Town.
- Fantastic street frontage
- Site of approximately 339 m²
- Storehouses.
- Retained many of the original features.
- Rear access by a right of way onto Rock Street.

Folio:

KY 75792 F

Services: Mains water, sewer, telephone & electricity. Good broadband available.

Heating: Oil fired central heating and open fireplaces.

Energy rating:

BER:	E1
BER No:	800826067
Energy performance indication:	378.51 kWh/m ² /yr

Eircode: V93 Y236

Directions:

From the Square the property is located a third of the way up Main Street on the left hand side in the centre of Kenmare Town.

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Accommodation:

Commercial:

Ground floor:

Commercial area 1:

Commercial area 2:

Store Room— previously a kitchen.

Rear office -previously a dining room:

Residential:

First floor:

Bedroom 1: Window with front aspect.

Bedroom 2: Window with front aspect.

Bedroom 3: Window with front aspect.

Living room: Window with front aspect.

Shower room:

Bedroom 4: Window with rear aspect.

Bathroom: Bath/W/C, WHB, window with rear aspect.

Kitchen: Door to rear.

Second floor :

Bedroom 5: Window with front aspect.

Bedroom 6: Window with front aspect.

Bedroom 7: Window with front aspect.

Bedroom 8: Window with front aspect.

Bedroom 9: Window with rear aspect

Bedroom 10: Window with rear aspect

W/C:

Window facing Rock Street

Skylights

Access via two stairs

Details of rates, fire certificate etc. available on request.

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- Being sold with vacant possession.
- Details of rates, fire certificate etc. available on request.
- Contents negotiable.
- Internal photos to follow.

Viewing strictly by appointment only:



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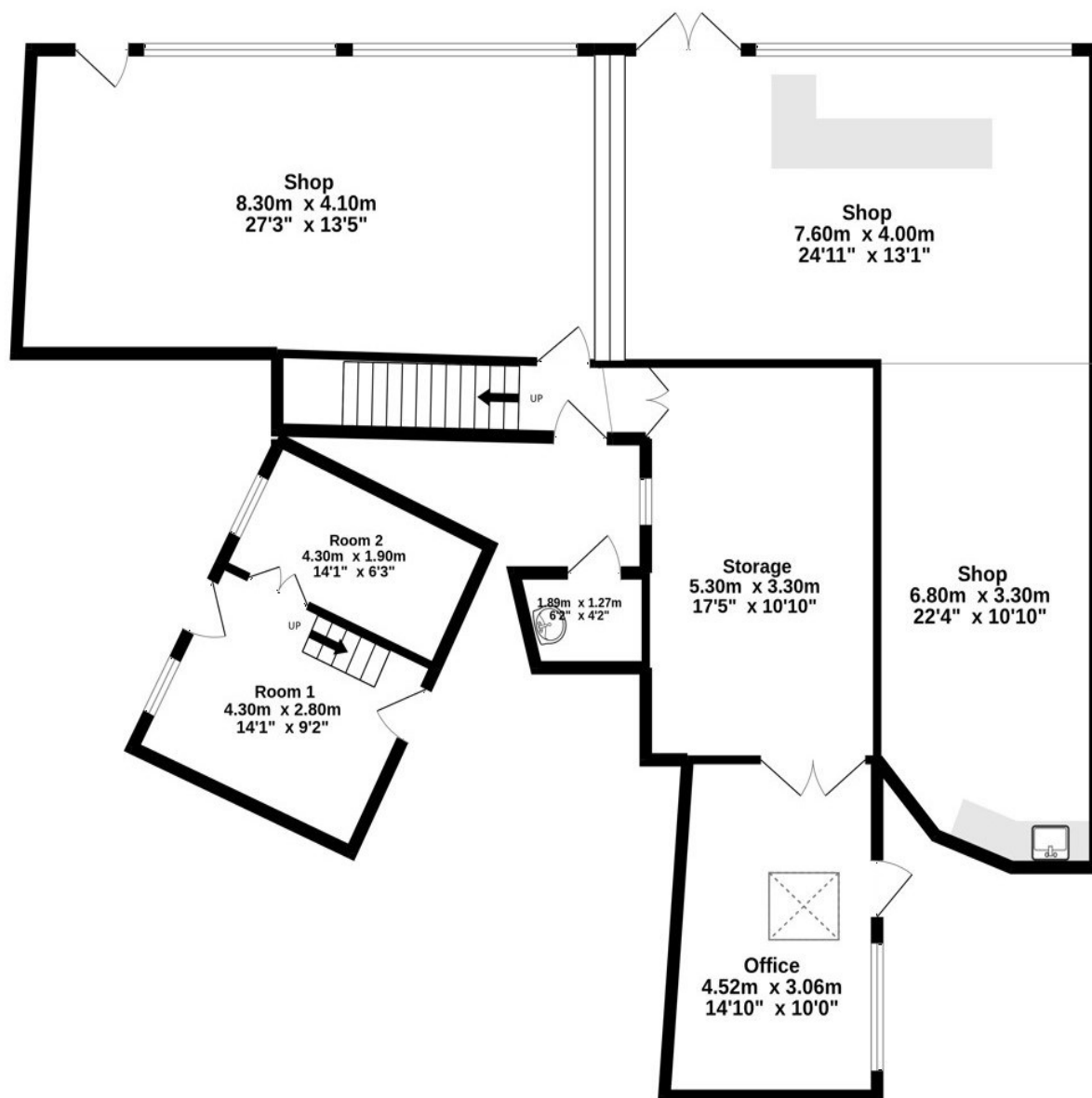
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Ground Floor Plan of 9/10 Main Street & No 1 Rock Street, Kenmare

GROUND FLOOR
138.4 sq.m. (1490 sq.ft.) approx.



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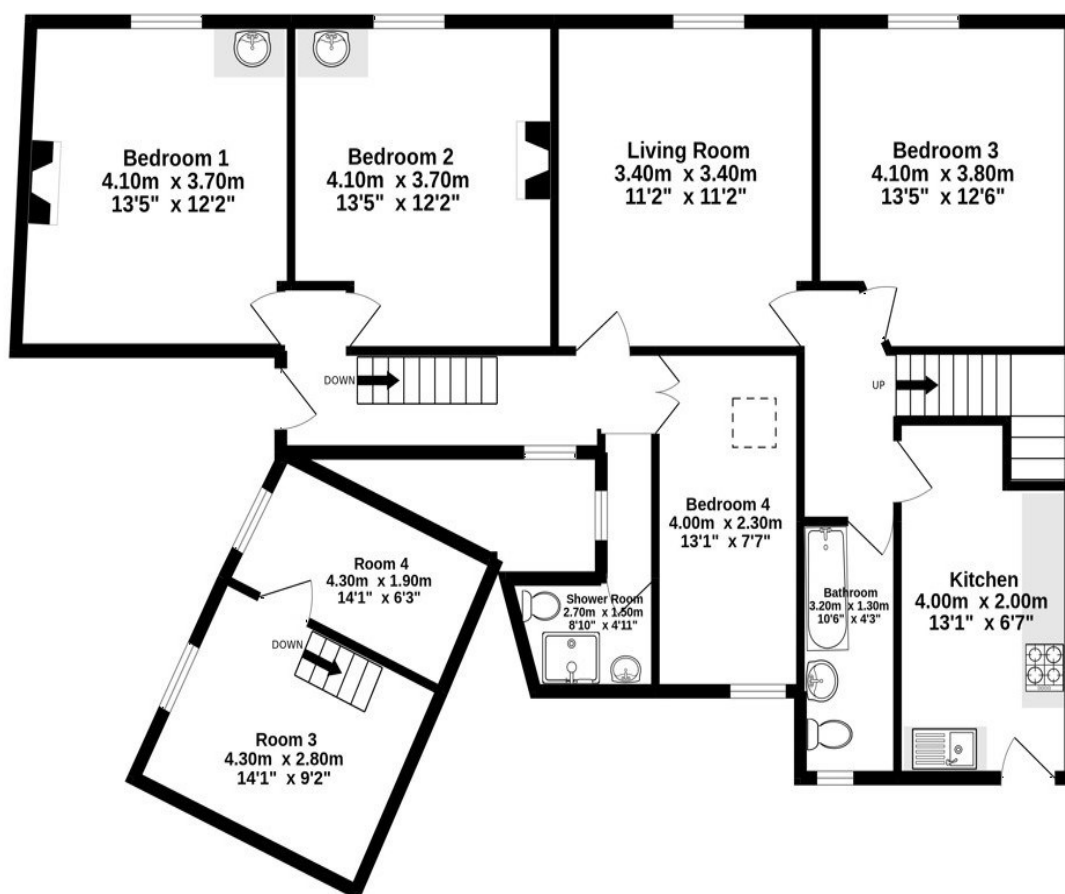
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Michael Connor – Scarteen **M.I.P.A.V.** **5 Main Street, Kenmare, Co. Kerry**

First Floor Plan of 9/10 Main Street & No 1 Rock Street, Kenmare

1ST FLOOR
114.5 sq.m. (1232 sq.ft.) approx.



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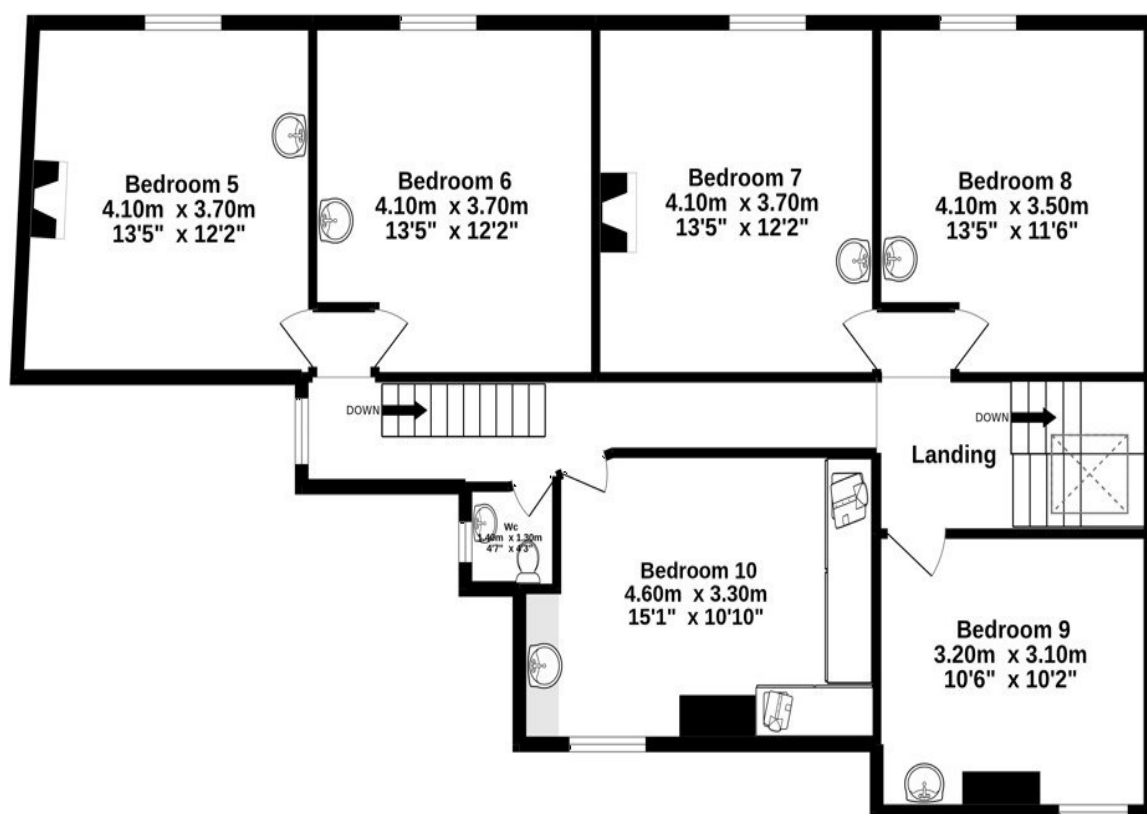
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Second Floor Plan of 9/10 Main Street, Kenmare

2ND FLOOR
101.2 sq.m. (1089 sq.ft.) approx.

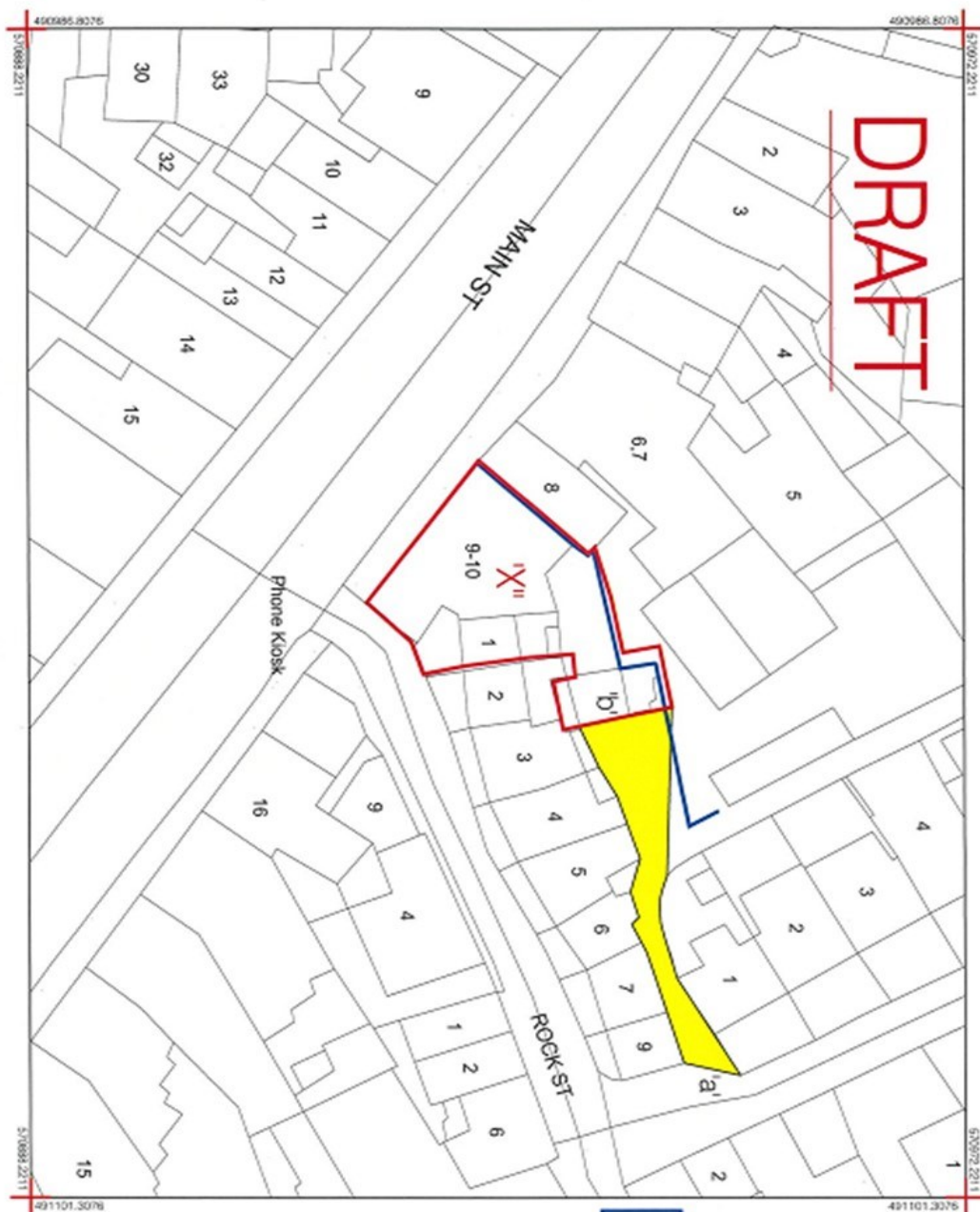


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Site Map for 9/10 Main Street, Kenmare



OSI DIGITAL MAP

The property of 9-10 Main street and No. 1 Rock Street is Outlined by Red Lines and Marked 'X' Area of Land = 339 sq.m. or Thereabouts
Right of Way is Marked 'a' - 'b' and Coloured Yellow

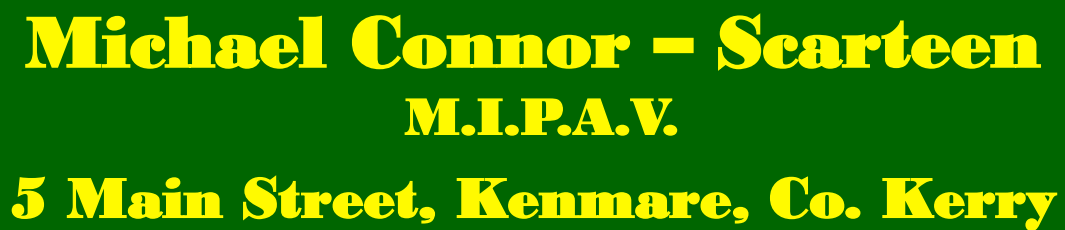
Registered Boundary of Folio KY75792F as Registered is Shown with a Blue Line

MARKED BY:

DIARMUID TWOMEY CIVIL ENG. MILET
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DATE: 12/02/22
SCALE: 1:500

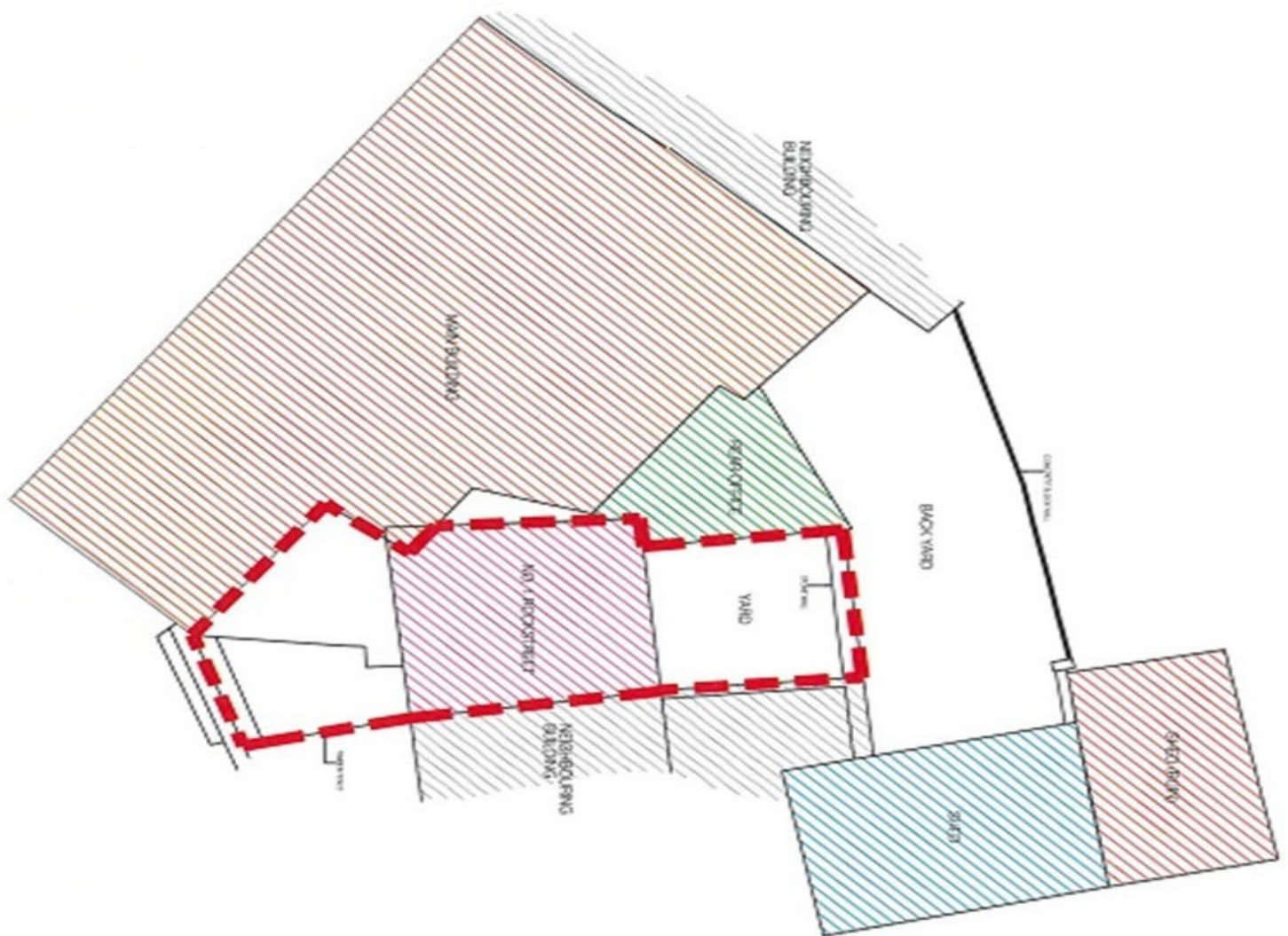
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No 1 Rock Street Site Map





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