

Sherry
FitzGerald

For Sale

Asking Price:

€550,000

2 Church Building
Main Street
Arklow
Co Wicklow
Y14 E778

BER D1



sherryfitz.ie



Sherry FitzGerald are proud to present an excellent opportunity to acquire a superb, three-storey, town centre property with massive potential. Fronting onto Arklow's Main Street, this iconic period property at 2 Church buildings enjoys a location that is second to none. The entire unit is mixed commercial and residential, made up of 2 ground floor retail units and residential accommodation on the first and second floors, all sold with vacant possession.

Accommodation on the ground floor is currently laid out as 2 commercial retail units with storeroom, kitchen and toilets. The main residence at first and second floor level, which was previously utilised as professional office suites, could easily be converted back for residential use, as apartments or otherwise. The property has the further advantage of a 3m high attic.

The ground floor measures approx. 132sq m/1,420sq ft and the entire building extends to approx. 269.8sq m/2,903sq ft. with WC facilities on each floor.

The property is within walking distance of breath-taking seashore walks, Bridgewater shopping centre, excellent car park facilities, as well as being only a gentle stroll to the many great amenities in Arklow which include, crèche, primary and secondary schools, cafés, bars, shops, restaurants, takeaways, pharmacy, health care centre, library, cinema, church, and a whole range of different businesses.



Accommodation

UNIT 1: 115 sq.m: Open plan unit with a large window display to the front and finished with past plaster and painted walls. There is a kitchen /store-room and toilet facilities and access to the rear courtyard on the ground floor.

First & Second Floor Residential 126 sq.m: The main residence at first and second floor level, which was previously utilised as professional office suites, could easily be converted back for residential use, as apartments or otherwise. Accommodation on the first and second floors and are accessed through on-street side door.

UNIT 2: 59 sq.m: Open plan unit with a good size window display to the front and finished with past plaster and painted walls. There is a store-room, toilet facilities and rear yard access.

Attic Area: 47 sq.m: The property has the further advantage of a 3m high attic. Large spacious storage area which is floored and is accessible from hall.





Services

- Fibre internet available in the area. Electric heating. Mains gas to adjacent properties. Mains water, sewage, and electricity.

BER BER D1, BER No. 800440513

Special Features

- Prime three-storey property with large (47 sq.m) attic which fronts onto Arklow's Main Street
- The entire building extends to approx. 300 sq.m / 3228 sq. ft. with WC facilities on each floor.
- Two ground floor retail units including WC and Store: Size: c. 174 sq.m / 1872 sq. ft.
- Yard c. 18.9 sq.m / 204sq ft.
- Residential accommodation on first and second floor (Alternative uses may be considered on the upper floors, subject to planning permission). c. 126 sq.m / 1354 sq.ft.
- Located right in the heart of Arklow towns Main Street. Minutes' walk from the main street shopping, supermarkets, bus stop, train station, Bridgewater shopping centre, cinema, church, car park, schools, and much more.
- Fantastic Investment Opportunity.
- Comes to market with vacant possession.
- Public transport with a combination of bus and rail routes are close by.
- High levels of pedestrian footfall.
- Less than one hour drive to Wicklow, Bray, Cherrywood, Stillorgan, Dundrum and Wexford.



Directions

Eircode is Y14 E778





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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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