

For Sale

Asking Price: €550,000

**Sherry
FitzGerald**
Catherine O'Reilly



2 Church Building
9 Main Street
Arklow
Co Wicklow
Y14 E778

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BER D1

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Sherry FitzGerald Catherine O'Reilly Estate Agents, having successfully sold the adjoining property at Church Building are now delighted to bring to the market, this unique period property, occupying the site of the former Arklow Parish Church of St Mary's. This three storey extensive property 310sqm in total, in the town centre, enjoys uninterrupted, stunning views of the Wicklow Mountains, the town and sea. It overlooks the main town park and car park from the south side, between the two banks.

The property is laid out with two independent commercial lock up retail units, 115 sqm & 50sqm, with storeroom, kitchen, restroom and access to a 19 sqm rear yard.

The upper two floors above the shops, totals 126 sqms, a professional residence. This residence boasts high ceilings and plenty of unique characteristics, period décor and other aspects befitting its Edwardian heritage, including an interesting 3m high timbered attic.

The property enjoys a superb, prominent and elevated position in this well established, historical location. There are a string of restaurants, bars, cafés and shops and it is only a short walk from the Bridgewater shopping centre, train station and bus services and all local amenities.

This ideal investment property comes with vacant possession, presents a very attractive opportunity for an owner occupier or investor alike. Its high-profile location guarantees good footfall to and from all local amenities and main street businesses. This is a superb opportunity not to be missed, viewings by appointment only.



Accommodation:

UNIT 1: 84.53 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.

UNIT 2: 47.14 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.

First & Second Floor Residential 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.

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





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Special Features

- Prime three-storey property with large attic (47sqm) which fronts onto Arklow's Main Street
- Two ground floor retail units including WC and Store: Size: c. 155 sqm/1668 sq ft.
- The entire building extends to approx. 310 sqm/1355 sqft. with WC facilities on each floor.
- Residential accommodation on first and second floor (Alternative uses may be considered on the upper floors, subject to planning permission).
- 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 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.

Services:

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



Directions:

Eircode is Y14 E778





NEGOTIATOR

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