

— T&J —

Gavigan



FOR SALE

AMV €190,000

PSRA No.: 001836

**Market Street,
Kells,
Co. Meath,
A82 K126**

**BER:
Retail Unit B3
Apartment G**

| DESCRIPTION

Commercial property located in the heart of Kells town, comprising a retail unit currently operating as a barber shop on the ground floor, with residential accommodation spread over the first and second floors.

The entire property extends to approximately c.124 sqm, including the ground floor retail unit (c. 42 sqm) and the two-storey accommodation above (c. 82 sqm).

The property benefits from frontage onto Market Street, which enjoys good passing trade, and has additional access to the rear.

Property will be sold with vacant possession.

BER: Retail unit B3 (801079914) and Apartment G (118620384)

| FEATURES

Excellent location in Kells town centre.

Access to property from the rear.

| ACCOMMODATION

Ground Floor - Commercial

Commercial room - to front with shop window

Kitchenette

Room - to rear. With wash hand basin (w.h.b.) and toilet (w.c.)

Back room/storage area - to rear

Hot/Cold Air Conditioning

Access to the rear of the property via lane onto Castle Street.

First Floor - Residential

Living room - to front. Open fire and back boiler

Kitchen - to rear

Second Floor - Residential

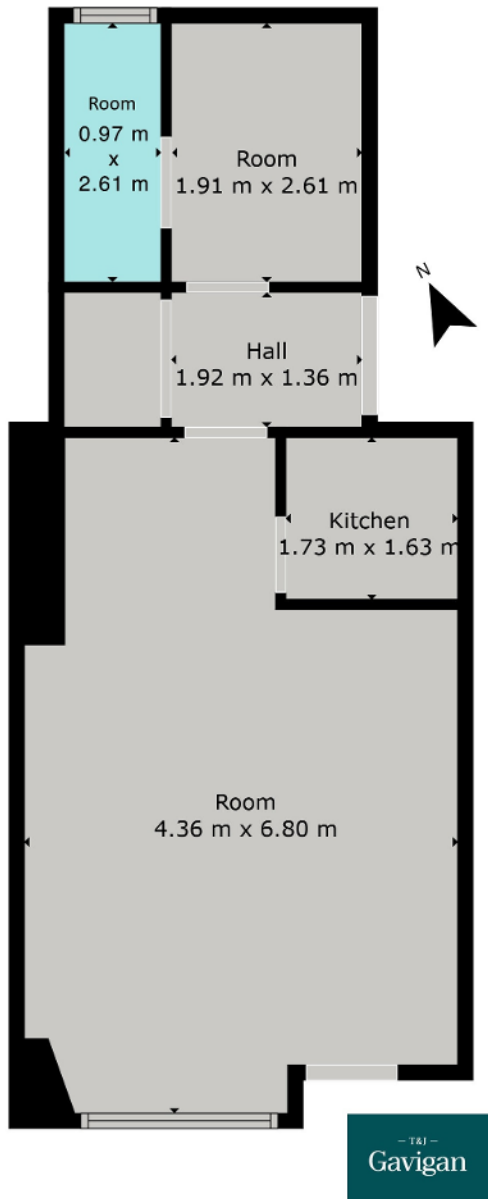
Bedroom 1 - to front

Bedroom 2 - to front

Bathroom - to rear.

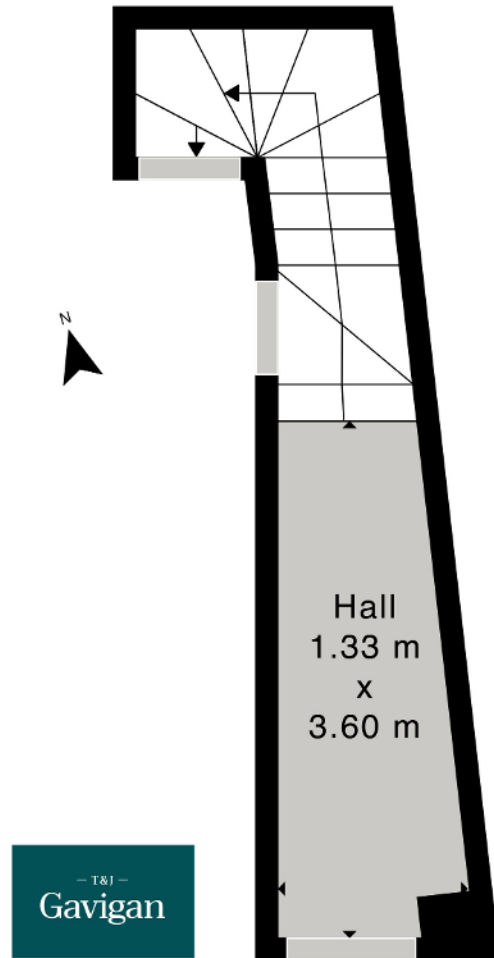
FLOOR PLANS

GROUND FLOOR - COMMERCIAL UNIT

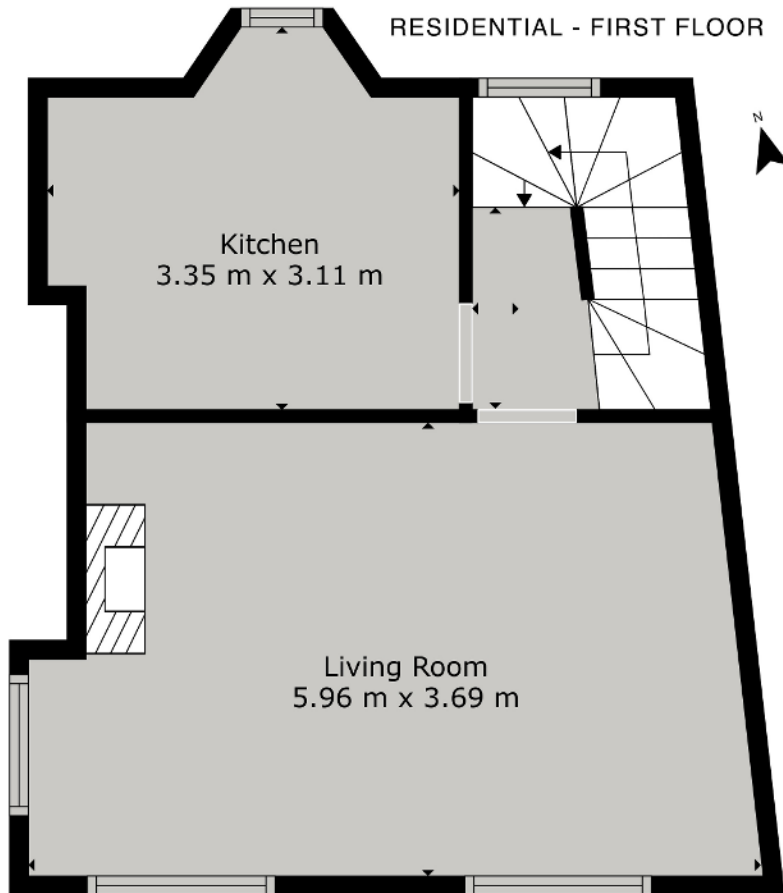


Not to scale. For illustrative purposes only.
Measurements and proportions are approximate.

RESIDENTIAL - GROUND FLOOR

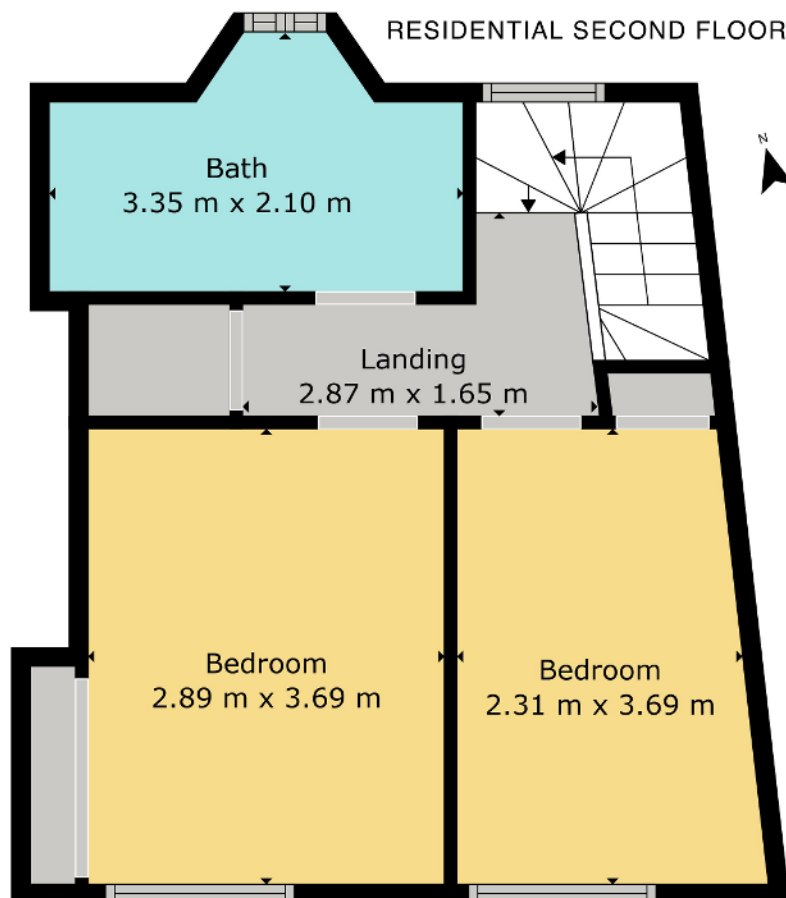


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| SERVICES

Water: On mains
Sewerage: On mains
Heating: Ground Floor: Hot/Cold
air conditioning system.
1st/2nd Floor Apt: Solid fuel and
back boiler.

| VIEWING

By appointment

Contact Negotiators:
Cara Gavigan / Nessa Fitzsimons

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Newmarket Street,
Kells,
Co. Meath,
A82 YX30.

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| INCLUSIONS

Fixtures & Fittings

| DIRECTIONS

On Market Street

Eircode: A82 K126



DISCLAIMER: These particulars are issued on the understanding that all negotiations concerning the property are conducted through T&J Gavigan. Every care has been taken in the preparations of these particulars but we are not responsible for any inaccuracy or for any expense occurred if the property has been let, sold or withdrawn from sale or if it is not suitable for your purpose. These particulars are for information only and do not form part of any contract.