



NUGENT
AUCTIONEERS

MARKET SQUARE BALTINGLASS CO. WICKLOW W91 YD50



Commercial
Property



142 Sq. M
1,528 Sq. Ft



BER D



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DESCRIPTION

Nugent Auctioneers, 045 865 555, www.nugents.ie are delighted to present this superb two-storey commercial premises, prominently positioned in the heart of Baltinglass, a thriving and vibrant market town. This is a rare opportunity to acquire a landmark town-centre premises with a strong presence in one of West Wicklow's most established commercial locations. The property benefits from ample public parking adjacent to the premises and occupies a highly visible location fronting directly onto the town's historic Market Square, this substantial property is currently operating as a successful café but offers excellent potential for a wide variety of commercial uses, subject to any necessary planning requirements. The first floor is currently used as an office space but could also offer the potential for a variety of uses to suit the need of the prospective buyer.

Conveniently located along the N81, Baltinglass enjoys excellent daily transport links such as the 132-bus route to Dublin and the 885-bus route to Naas. The M9 motorway is just 13km away, further enhancing the town's accessibility making the property an attractive investment opportunity.

LOCATION

From Blessington head towards Naas Rd for 750m, at the roundabout take the 2nd exit onto Baltinglass Rd/ N81 continue on the N81 for 29.4km. Then turn left onto Main St/R747 continue straight for 300m. The property will be located straight ahead.

ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

Ground Floor

Front Hall	4.57m x 1.81m
Restroom	2.61m x 2.18m
Hall	2.22m x 0.75m
Kitchen	6.03m x 2.06m
Front Restaurant	4.56m x 3.61m
Restaurant Hatch Kitchen	5.24m x 2.97m
Main Restaurant Floor	6.12m x 4.50m
Dining Room	4.58m x 3.46m
Restroom	1.60m x 1.07m
Baby Changing Area	1.67m x 1.37m

First Floor

Room 1	4.59m x 3.50m
Office	3.65m x 2.93m
Toilet	1.34m x 1.12m
Room 2	1.40m x 1.14m
Landing	2.63m x 1.82m

Outdoor

Rear Yard	5.19m x 3.99m
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SERVICES

- Mains Water • Mains Sewage • Electric Heating • Electricity • Alarm

ADDITIONAL INFORMATION/FEATURES

- BER: D • c. 142 mtr sq. | c. 1,528 sq. ft • Built in c.1885 • Ample Parking • Prominent Town Centre Location • Attractive Two Storey Premise • Wide Variety of Commercial Uses • Rear Yard • 500m from N81 Road • 13km from M9 Motorway • 22km from Carlow Town • 30km from Blessington

PRICE REGION AMV: €650,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

Conditions to be noted

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on to a statement or representation of fact. 2. The vendor does not make or give, nor is Nugent Auctioneers or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.