



JP&M  
**DOYLE**

Established. 1952

Auctioneers | Valuers | Estate Agents | Property Consultants

**FOR SALE**

**MIXED USE RESIDENTIAL &  
COMMERCIAL PROPERTY,  
MAIN STREET,**



**BLESSINGTON,  
CO. WICKLOW.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(045) 865 568**

## **LOCATION:**

The town of Blessington has a population of approximately 5000 people (as of the 2011 census). The town is situated approximately 18 miles to the south of Dublin on the N81. Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at Citywest.

The property is situated fronting the main street on a busy thoroughfare in a prominent position. Surrounding occupiers include AIB Bank, McGreals Pharmacy, Centra Store and Ulster Bank.

## **DESCRIPTION:**

Substantial Two storey building comprising of shop (Currently Rented on short term lease) and ground and first floor residential accommodation. The property extends to c. 151 sq.mts/1634 sq. ft., The property is arranged over ground floor and first. The current rental income of the shop area of the property is €7,800 Per Year and the residential area is being sold with vacant possession.

## **ACCOMMODATION:**

**Shop & office:** c. 45.00 sq.mts.

**Living room:** c. 17.06 sq.mts

**Kitchen:** c. 9.49 sq.mts.

**Utility:** c. 4.48 sq.mts.



**Kitchen**



**Living room**



**Bedroom**



**Bedroom**



## **1<sup>st</sup> Floor**

**Bathroom:** c. 4.29m With bath, w.c. & w.h.b. & shower.

**Bedroom 1:** c. 10.97 sq.mts.

**Bedroom 2:** c. 12.03 sq.mts.

**Bedroom 3:** c. 12.34 sq.mts.

## **OUTSIDE:**

**Lofted shed:** c. 18.24 sq.mts.

**Stone shed:** c. 17 sq.mts.

**Yard:** rear access via shared laneway.



**Lofted stone shed**



**Stone shed**



**VIEWING:** By Appointment Only

**BER RATING:** C3 (800460578) and  
G (108436502)

**PRICE REGION:** €269,000



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