

FOR SALE | By private treaty | Property to be sold as seen

**POWER
PROPERTY**

Limerick | Galway | Athlone

Unit 11, The Gateway Building, Northwest Business Park, Collooney, Co. Sligo

INDUSTRIAL/ OFFICE



High Profile Mixed-Use Building

- Ground Floor Warehouse with 6.5m clear internal height and 4 no. ground level roller shutter doors Subject to a Tenancy.
- First Floor Office Space which is vacant and in shell condition.
- Second Floor Fitted Offices available with vacant possession.
- Surface and Basement car parking.
- Built in 2007 (PL Ref: 06223).

BER C2 G

ENQUIRIES TO



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Collooney, Co. Sligo



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LOCATION

This property is in a high-profile location at the confluence of the N4 and N17 National Primary Roads in Collooney, Co. Sligo. Positioned in Northwest Business Park, this building dominates the landscape and is just 200m from the Collooney Roundabout on the N4. This is a very accessible location just 12km south of Sligo and 30km north of Boyle and 45 km northeast of Ireland West Airport at Knock.

EIRCODE: F91 R710

DESCRIPTION

The building is a modern mixed-use semi-detached building with warehouse accommodation at ground floor level and office accommodation at first and second floor levels. Built in 2007 using steel frame construction with metal architectural cladding to external walls and roof, aluminum windows and extensive curtain glazing to the entrance lobby and access core, concrete ground floor and hollow-core flooring to the upper floors and block infill walls, the building is generally in good condition.

There is surface car parking and a marshalling yard to the front of the building and there are four up and over ground level roller doors accessing the warehouse. There is ramped access to a basement car park which has direct lift access to the upper floors.

The ground and first floors are in shell and core condition while the second floor has been fully fitted for office use.

FEATURES

- Substantial warehouse with 6.5m eaves.
- Lift access from the basement to all floors.
- Secure basement car parking
- High profile building in a modern business park.
- Open plan office accommodation at first floor in shell condition ready for fitting out.
- Fully fitted office accommodation at second floor level.
- Ground Floor warehouse producing rental income which is highly reversionary.
- Vacant possession of the basement first and second floor providing substantial opportunity to increase rental income and flexibility for various uses.

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ACCOMMODATION

This property is laid out with three floors over basement. The basement area has quite low height but is ample for car parking. The ground floor provides warehousing space with 8m eaves and is in shell condition. It is currently being use as a builder's store. The first-floor accommodation is an open plan office space which is in shell and core condition providing maximum flexibility for its use and configuration.

The second-floor accommodation was previously occupied by two tenants, Special Olympics Ireland and CMD Training. Consequently, these spaces are fully fitted out to a good standard and capable of immediate occupation.



FLOOR	DESCRIPTION/ OCCUPIER	AREA M ²	COMMENT
BASEMENT	Car Park/ Store	2,527.36	Communal car parking with lift to upper floors
GROUND	Entrance Foyer	88.00	Common area lift and stair lobby
GROUND	GM Construction	1,389.78	Let on a 25-year lease from 6th February 2011. Tenant break option every 5 years
FIRST	Vacant Office Space	1,626.53	Shell and Core condition.
SECOND	Vacant Office Space	709.92	Fitted Office/ Classroom space
SECOND	Vacant Office	247.18	Fully Fitted office space



Sligo.

Against the backdrop of Benbulbin, Knocknarea, the Ox Mountains and the Wild Atlantic Way, Sligo has a vibrant urban centre. Everything from beaches, mountains and urban life are almost within touching distance. Exciting job opportunities, quality educational institutions and unlimited recreational choices combine to make Sligo an ideal setting in which to LIVE, INVEST or VISIT.

(Source: Sligo.ie & Discoverireland.ie/Sligo)

SALE OF PROPERTY AS SEEN

This property is being sold on the instruction of Ken Farrell and Mark Degnan as Receivers appointed by Everyday Finance DAC as per Deed of Appointment dates 6th January 2021.

The property is held under Folio SL26498F, but it must be noted that this Folio includes Unit 10 which is adjoining Unit 11 (attached to the rear) and does not form part of this sale.

The Vendors and their agents will provide all available documentation and will use best endeavours to address any queries raised but will give no warranty as to use, planning, building compliance and all prospective purchasers are advised to undertake their own due diligence in advance of making any bids to purchase this property.

TENANCY SCHEDULE

Floor	Tenant	Area Sq. M.	Area Sq. Ft.	Yearly Rent	Lease Term	Lease Start Date	Lease Expiry / Break Option	Rent Review Basis
Ground	GM Construction	1389.78	14,959	€15,550	25 Years	2/02/11	6/02/26	First day if the 6 th year of the term
First	Vacant	1,626.53	17,510	N/A	N/A	N/A	N/A	N/A
Second	Vacant	957.1	10,302	N/A	N/A	N/A	N/A	N/A

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TITLE

Freehold under Folio
SL26498F

VIEWING

Strictly by appointment
with the sole agents
Power Property

RATEABLE VALUATION

The Basement, Ground and First Floors are not valued for Rates as they are incomplete. The second Floor is valued for rates as follows:

Property No. 2210152

Rateable Value: €59,300

Rates Payable in 2023 are €14,320.95

BER RATING



Various BER Certificates
are available with a range
in values from C2 for the

SERVICE CHARGES

TBC

QUOTING PRICE

€1,600,000

Disclaimer Policy: These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm, **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.

Find out more online at ppg.ie

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