



**FOR SALE BY PRIVATE TREATY**

**GRAND CANAL HOUSE,  
COLUMCILLE STREET,  
TULLAMORE, CO.OFFALY  
R35C8P5**

Investment 15,000 ft<sup>2</sup> / 1,393.55 m<sup>2</sup>

**Advised Market Value: €950,000**





## DESCRIPTION

Grand Canal House is an imposing three-storey office development commanding a pivotal position for all incoming traffic entering the town from a northerly direction.

The subject property consists of 2 large commercial ground-floor units and a 3-storey office block, the entire floor area is in excess of 15,000 Sq.Ft.

The offices are in excellent condition throughout. Each unit allows for ample natural brightness being admitted, tenants benefit from a passenger lift accessing all floors. The site has excellent parking to the rear for 16 cars. The property is zoned as mixed use.

### Summary

- Imposing three-storey office development with 2 ground floor units.
- Landmark building, pivotal position for all incoming traffic.
- Passenger lift accessing all floors.
- Designated on-site car parking for 16 cars.

Ground Floor: Edgewater Medical - 5 Year lease from February 2018, €19,500 (+ VAT)

Ground Floor: Canton Regent. New Lease currently under negotiation, €40,000 (+ VAT)

First Floor: Office Space (Core & Shell-Vacant)

Second Floor Rehab Group - 5 Year lease from July 2018, €17,540 (+ VAT)



## ACCOMMODATION

Rehab:	1,755 sq.ft
Unit 4A (Vacant):	561 sq.ft
Unit 4B (Vacant):	2,100 sq.ft
Canton Regent:	2,300 sq.ft
Edgewater:	3,000 sq.ft
First Floor (Vacant):	5,000 sq.ft

## VIEWING

Strictly by appointment only.

### Contact Negotiator

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