

# FOR SALE

# CAFÉ UNIT

## TULLAMORE TOWN CENTRE, CO. OFFALY



### KEY BENEFITS:

- Town Centre Location.
- GIA: 259.2 sq. m. (2,790 sq. ft.)
- Adjoining new Aldi Store with parking available.
- Strong F&B adjacencies with Browne's (The Venue) and The Old Warehouse closeby.
- Purpose built Café Building.
- Return frontage/pedestrian access to Offaly Street and close to the Grand Canal Greenway.



**LAVELLE**  
Commercial Property

### Lavelle Commercial Property

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### FURTHER INFORMATION & VIEWING

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## Location

The Café Unit is located in Tullamore Town Centre, opposite a new Aldi Store, with rear frontage to Offaly Street, in the centre of Tullamore Town. The surrounding area is mixed in nature with significant F&B adjacent occupiers (incl. The Old Warehouse & Browne's). The Grand Canal Greenway is also in close proximity and easily accessible via Offaly Street.

## Property

Newly constructed detached Café Unit with mezzanine floor, located beside a new Aldi Store and with shared car park. FPP for Café use with no restriction referred to in the Planning Permission. The Café Unit is finished to a shell & core specification, ready for an occupier's fit-out.

Floor	sq.m.	sq.ft
Ground Floor	139.94	1,506
Mezzanine	119.26	1,284
<b>TOTAL</b>	<b>259.20</b>	<b>2,790</b>

## Zoning

"Town Centre/ Mixed Use"

## Title

Long Leasehold

## Services

Main Services connected/available to the subject property.

## Price

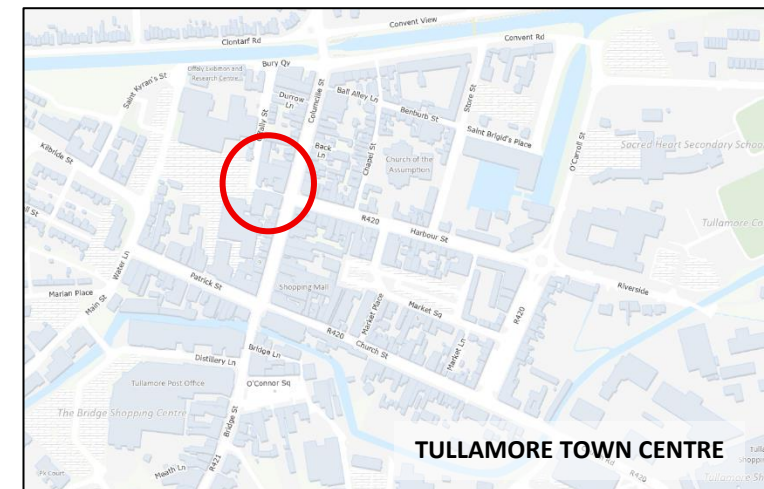
Excess of €700,000 (excl. VAT)

## BER

BER Rating: TBC

## Viewing

Strictly by appointment only.



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