

# *Peter* **MURTAGH** *.ie*

CHARTERED SURVEYORS, AUCTIONEERS & AGENTS

Bailieborough, Co. Cavan. 042 966 5355



We are proud to present

## TWO ADJOINING PROMINENT FREEHOLD PROPERTIES

— offering —

### INVESTMENT & DEVELOPMENT

Main Street, Bailieborough, Co. Cavan, A82 WE52

#### Income Producing Tenant

- Tenant in-situ: Cara Allcare Pharmacy occupying 142 sq.m of ground floor retail space
- 10 year lease with 5 year rent review
- Passing rent of €19,851 per annum

#### Vacant Shop Unit

- 51.1 sq.m / 550 sq.ft +
- Back Hall 31.1 sq.m / 334.75 sq.ft

#### 1st & 2nd Floors in basic shell condition

- Finished shell ready for fit-out
- Separate own door access
- Large yard to rear suitable for development (subject to p.p.)
- Vehicular access to rear

#### Zoned Town Core

“unique opportunity to acquire two prominent adjoining main street buildings suitable for a variety of uses (subject to p.p.) including: retail, commercial, residential and office”

#### Guide Price

Excess €400,000



# Floor Layout Sketch

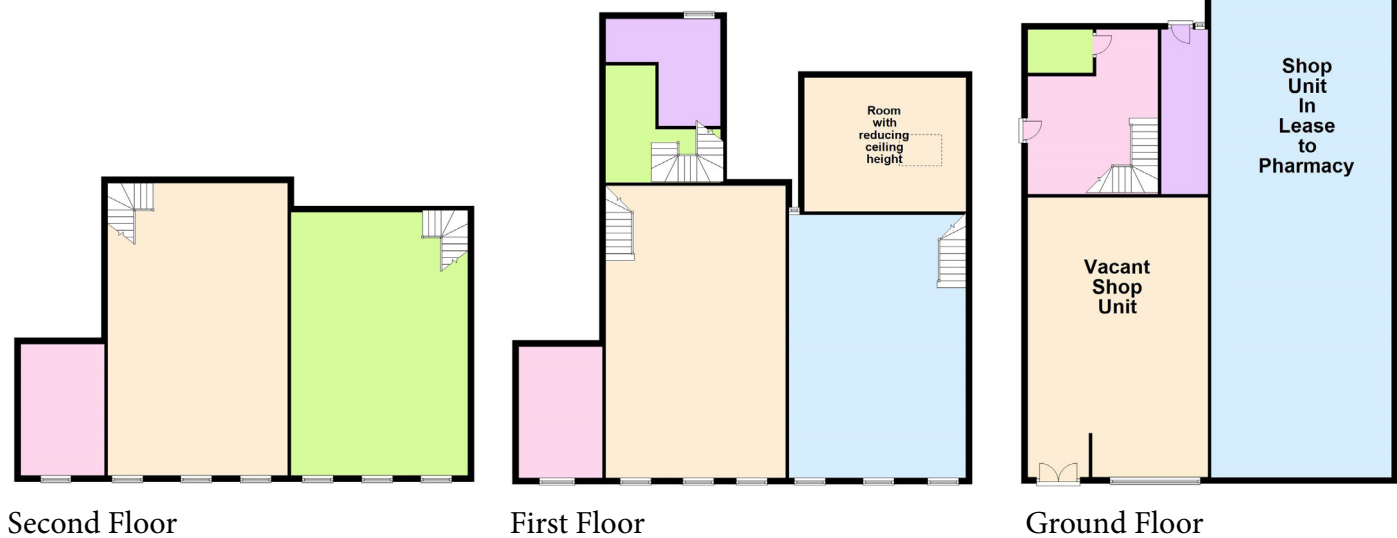
Site Area: c. 0.217ha / 0.53ac

## Gross Internal Floor Areas

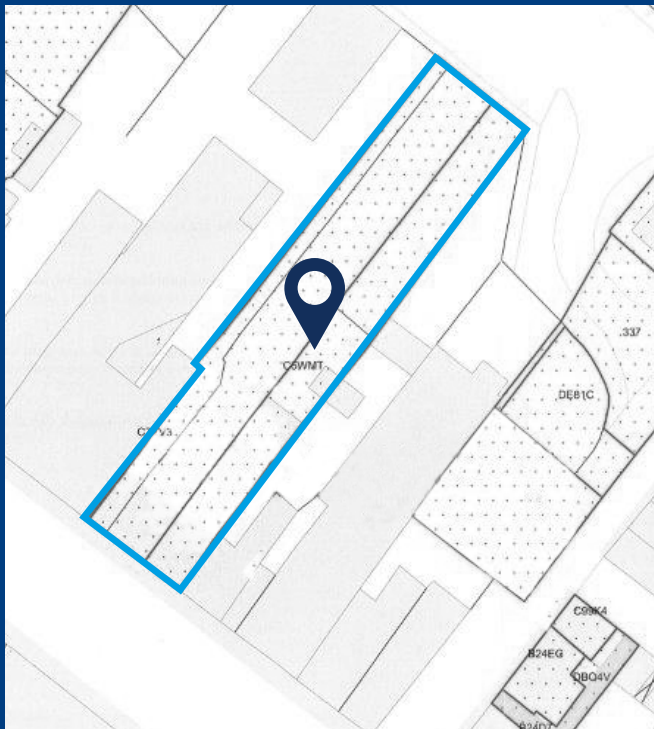
Ground Floor, including Pharmacy: 224 sq.m

First Floor: 149 sq.m.

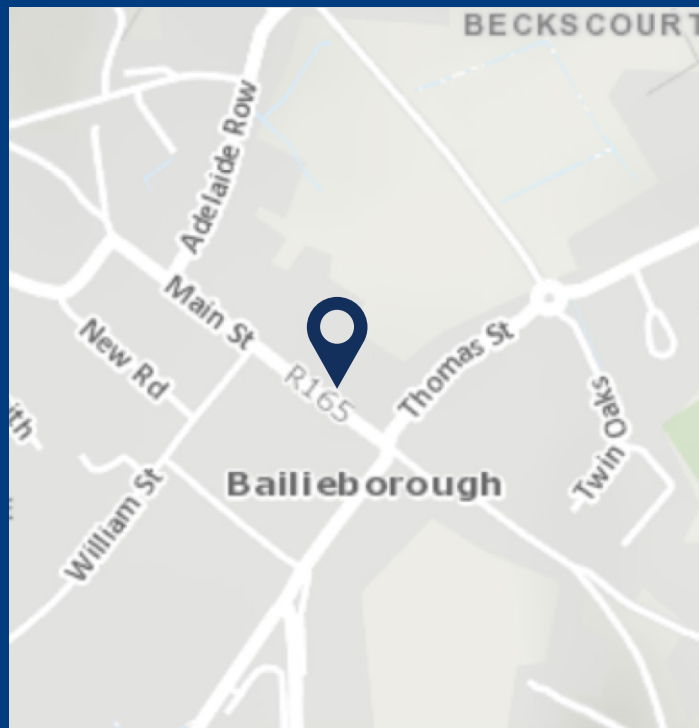
Second Floor: 103 sq.m.



## Site Mamp



## General Location Map



**All Enquiries and order to view through Sole Selling Agent,  
Peter Murtagh Chartered Surveyors Auctioneers & Agents.**

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🌐 [www.petermurtagh.ie](http://www.petermurtagh.ie)

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