

# For Sale

Asking Price: €200,000



6 Main Street,  
Arklow,  
Co Wicklow,  
Y14 PX07

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Sherry Fitzgerald Catherine O'Reilly are delighted to bring this prestigious mixed use commercial premises to the market.

6 Main Street, is a versatile space and commands a prominent position on Arklow Town's Main Street and offers a mix of ground floor commercial unit with large window display and a one-bedroom residential apartment overhead.

The ground floor offers approximately 30 sqm of commercial space, perfect for a retail business, café, office, hairdressers, or other ventures. There is a small kitchenette, separate wc and enclosed rear yard with block built shed c.10m<sup>2</sup>. Above, you'll find a generously sized one-bedroom apartment, covering around 27 sqm, ideal for comfortable living or as a rental opportunity.

This building is located in a prime area of Arklow Town with easy access to local amenities and transportation. Whether you're an investor looking for a property with growth potential or someone seeking a mixed-use space, this could be the perfect fit.

Viewing recommended and by appointment only.



## Accommodation:

**Porch** 1.54m x 1.13m (5'1" x 3'8"): Tiled floor, door to shop. Door off porch: Stairs leading up to first floor apartment:

**Commercial Unit** 9.33m x 4.20m (30'7" x 13'9"): Open plan area with good size window display, tiled floor, storage under stairs, plenty of plug sockets and lighting, phone point.

**Hallway/Storage Area** 4.08m x 2.18m (13'5" x 7'2"): Storage space with laminate wood floor and Phone point.

**Kitchenette** 2.77m x 2.39m (9'1" x 7'10"): Kitchen units of floor and wall level. Laminate floor. Door opening out to enclosed rear yard with a concrete block-built storage shed.

**WC** 2.05m x 1.59m (6'9" x 5'3"): Comprises of WC and whb

**Kitchen/Living Room** 5.44m x 2.78m (17'10" x 9'1"): Good array of fitted units at floor and wall level with integrated electric oven, ceramic hob, washing machine, fridge freezer and stainless-steel extractor hood. Chrome splashback. Laminate wood floor, electric heating. Built in cupboard. Window door opening out onto balcony area.

**Bedroom** 5.06m x 3.41m (16'7" x 11'2"): Double room with built in storage and laminate wood floor. Tv point.

**Shower Room** 2.06m x 1.32m (6'9" x 4'4"): Suite comprises of walk in corner shower with Triton T90sr fitted, wc and whb. Tiled floor and tiling on 3 walls in shower cubicle.

**Balcony** 4.20m x 2.58m (13'9" x 8'6"):



**BER:**

BER G, BER No. 116580846

**Special Features & Services:****Features:**

- Prominent high-profile retail opportunity available for sale.
- Suitable for a variety of uses.
- For sale with vacant possession.
- Excellent pitch on one of Arklow's Main Streets' busiest and thriving trading locations.
- 2-Storey mid-terrace building extending to approximately 97.8 sq. mtrs, over 2 floors.
- Open plan ground floor retail unit with internal access to a small yard at the rear and door to accommodation at first floor level.

**Services:**

- Mains water and sewage.
- Broadband & telephone services are available.

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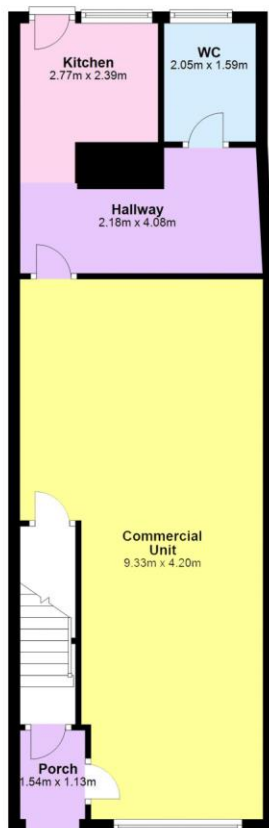


**Directions:**

Eircode is as follow: Y14 PX07



### Ground Floor



### First Floor



Total area: approx. 97.8 sq. metres



### NEGOTIATOR

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MySherryFitz.ie



**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms> or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

PSRA Registration No. 001134