

REA

Eoin Dillon



FOR SALE BY PRIVATE TREATY

Take Five, Main Street
Borrisoleigh,
County Tipperary
E41 Y522

AMV €225,000



DESCRIPTION

REA Eoin Dillon, in conjunction with Harry Brann Auctioneers, are delighted to present to the market this prime mixed use property located on the Main Street of Borrisoleigh, Co. Tipperary.

The ground floor, extending to 95.52 sq.m., is currently trading as a well established fast-food business and comprises a fully equipped commercial kitchen, front of house serving area, storeroom, and ground floor WC.

The first floor consists of a one bedroom apartment measuring 31.53 sq.m., offering open plan living, kitchen and dining space, a bathroom with electric shower, and a bedroom.

To the rear, there is a shed (4.03m x 2.95m) providing additional storage space.

The business is currently operational for over 35 hours per week, with the sale price including all contents, presenting a genuine turnkey opportunity. Occupying a prime position on Borrisoleigh's main street, this property offers excellent potential for an owner operator or as a dual income potential.



Please note: This property is not available for rent.

VIEWING

By Appointment only:

Negotiator: Eoin Dillon

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Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT