

Lr Main Street, Griaguenamanagh, Co. Kilkenny. R95 VW72

For Sale By Private Treaty



Retail with Residential Overhead (*tenant not affected*)

This prominent mixed-use premises offers an exceptional opportunity for investors or owner-occupiers alike. With accommodation comprising a ground floor retail unit with long term tenants Barron's, a well-established local business. The premises enjoys strong footfall and excellent visibility in a high profile town centre location, benefiting from passing trade and nearby public parking. Independent access leads to the residential accommodation overhead. This is in need of modernization, but offers flexibility for rental income, private use or potential redevelopment (S.P.P.).

Griaguenamanagh is a picturesque riverside town on the Carlow/Kilkenny border, known for its tourism, local culture, and growing popularity as a lifestyle destination. The property sits in a thriving commercial area with cafes, shops and services close by, making it ideal for continued rental income and future capital appreciation.

FEATURES

- Mixed-use building
- Ground floor retail unit with long term tenant in place (tenants not affected)
- Separate access to spacious residential premises overhead
- Strong rental potential and income stream
- Town centre location with excellent visibility
- Ideal investment or owner-occupier opportunity.

ACCOMMODATION COMPRISES THE FOLLOWING:~

Retail Unit c.1100 sq ft

To include a shop area and storage to the rear.



Residential Accommodation With Independent Access

Entrance Hallway with stairwell to first floor, door leads from hall to shop unit. Carpet stairwell.

Landing 11'3 x 6'6 (3.4 x 2.01)
Carpet flooring on stairwell and landing.

Hallway 13'8 x 2'8 (4.2 x 0.85)

Sitting Room 20' x 14' (6.1 x 4.3)
Carpet flooring
g, marble fireplace with solid fuel stove, 2 x
windows onto the street.

Living Room 17'09 x 11'04 (5.2 x 3.4)
Carpet flooring, tiled fireplace, 2 x windows onto the street.



Kitchen-Dining 14'3 x 8'7 (4.3 x 2.6)
6'7 x 6'5 (2.04 x 2)



Units at floor and eye level, tiled splash back, includes appliances, door leads to utility, toilet, store room and rear of building.



Utility Room 7'4 x 7'7 (2.2 x 2.3)

Guest Toilet 6' x 3' (1.8 x 0.9)

Bedroom 1 9'5 x 8'02 (2.9 x 2.4)
Carpet flooring, built-in wardrobes



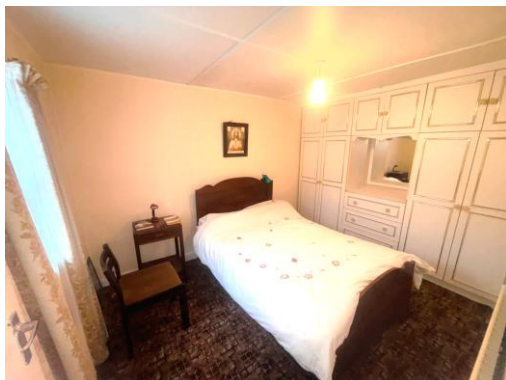
Store Room 23'9 x 10' (7.3 x 3.0)

Stairs lead from outside the store room to the ground floor with a footbridge leading from the door over the river to the rear of the building.

Hallway
with stairs to 2nd floor (with 2 bedrooms)



Bedroom 2 12'07 x 8'5 (3.7 x 2.6)



Bathroom 8'5 x 5'5 (2.6 x 1.7)



Bedroom 3 6'5 x 9'7 (2 x 2.9)

2ND FLOOR

Bedroom 4 14'7 x 13'5 (4.5 x 4.1)

Bedroom 5 14'7 x 17'09 (4.5 x 5.2)

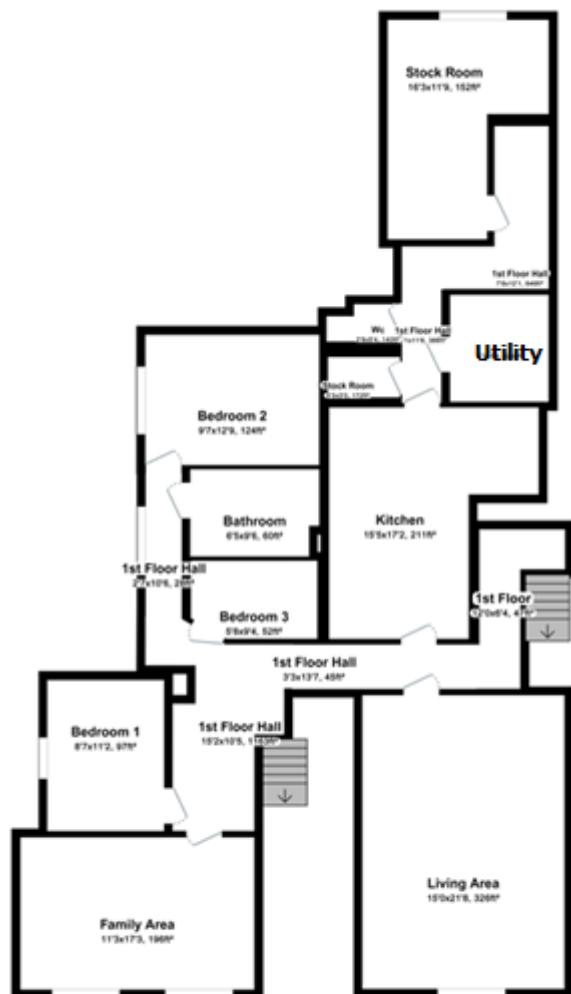


SERVICES

- Mains water
- Mains sewerage
- Oil-fired central heating

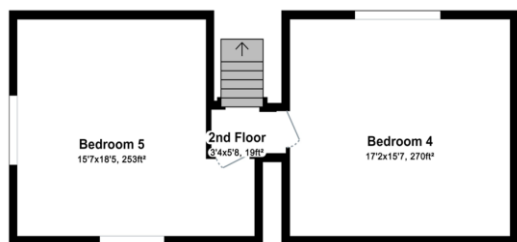
SALE TO INCLUDE

- All carpets, curtains and light fittings
- Kitchen appliances
- Built-in wardrobes



For illustration purposes only. Not to scale.

1st Floor



Graiguenamanagh, a charming town location steeped in history and natural beauty. Discover the stunning Duiske Abbey, with its impressive monuments, medieval floor tiles, and serene atmosphere. Enjoy riverside walks along the scenic Barrow Way, or challenge yourself with a hike up Brandon Hill for breathtaking views. The town comes alive during the annual regatta, with colourful boats on the River Barrow, and hosts a range of vibrant local festivals throughout the year. A thriving community in a truly beautiful setting – Graiguenamanagh offers the perfect blend of heritage, recreation and lifestyle.

GUIDE PRICE : €195,000

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.