

# 49 MAIN STREET, Co. Tipperary

For Sale By Private Treaty

Location

The subject property occupies a town centre location on the south side of Main Street, between its junctions with Kickham Place and Gashouse Lane. This is a central location which enjoys a high volume of passing pedestrian and vehicular traffic.

Metered on-street parking is available on the north side of Main Street while the town car-park is located in the adjacent casual trading area which is accessed via Market Place. Nearby occupiers include Supervalu, Bank of Ireland, AIB and a variety of local retailers.

Transport

Tipperary town lies on the N24 which links Limerick city (40 km) with Waterford city (90 km), it is also c. 20 km west of Cashel via the N74. Bus Éireann operates an expressway service between Limerick and Waterford which serves Tipperary. Bus Éireann also provides a local bus service from Tipperary to Limerick. The nearest main line rail station is located at Limerick Junction Thurles c. 5 km to the north west. The nearest airports are at Cork and Shannon, being 92 km and 67 km respectively.

Title  
Freehold

VAT  
Any VAT arising as a result of the transaction will be the responsibility of the purchaser

Size  
Approximately 364.14 sq. m (3,919 sq. ft)

BER  
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BER Number: 800588782  
Energy Performance Indicator: 1106.37 kWh/m²/yr 2.78

PSRA Registration No. 003587

The agents on their own behalf and on behalf of the vendor/lessor of this property, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither the agents nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Any representation including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access and any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness.

Discription

The property comprises a three storey mid-terrace building with two storey extension to rear. The original building, which fronts directly onto the public footpath, appears to be of traditional masonry construction with dash and plastered elevations and a pitched slate covered roof. The rear extension appears to be of similar construction. There are two separate access points directly from the Main Street to the ground and upper floors.

Internally, renovation works had commenced on the ground floor retail unit which is now in 'shell and core' condition. It is laid out in open plan with an ancillary store to rear. The upper floors had been in residential use but are presently unoccupied and in need of renovation.

Total floor area extends to approximately 364.14 sq. m (3,919 sq. ft).

Unit	Tenant	Accom	Sq. m	Sq. ft	Lease Terms	Current Rent
Ground Floor - retail	Boyle Sports	Bookmakers outlet	141.07	1,518	10 years from 13/07/16	€25,000 p.a.
First Floor- residential	Vacant	Flat	163.46	1,759		
Second Floor- residential	Vacant	Flat	59.61	163.46	642	
			364.14	3,919		€25,000 p.a.

Guide Price  
€265,000

Viewing  
Viewings are strictly by appointment with the sole selling agent QRE

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