





# Two Storey Commercial Premises

Main Street, Co. Wicklow, W91 A317.

 (01) 490 3201

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## For Sale by Private Treaty

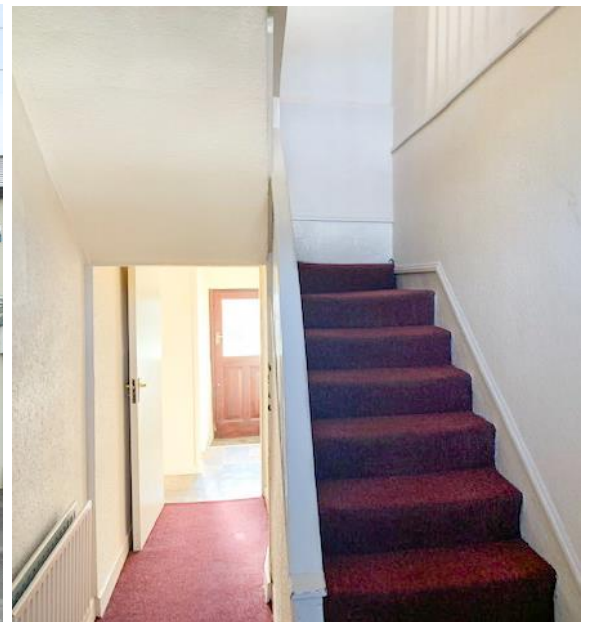
### LOCATION

This property is situated in a high profile location fronting the Main Street in Blessington, a thriving commuter town with a population of approximately 5,000 people as of the 2011 census. The town is located approximately 18 miles to the south of Dublin, along the N81. Transport links in the area include the N81, with easy access to the M50 & M7, and public transport links comprising of Dublin Bus routes and the Luas at Citywest.

Adjacent occupiers to the premises include Ulster Bank, AIB Bank and Centra.

### DESCRIPTION:

This is a substantial commercial premises with tremendous potential, extending to c. 116 square meters/ 1,248 square feet and set over two floors, it has a large rear garden with good rear access. Laid out in Three Offices, W.C., and a Kitchen on the Ground Floor, and Three Offices and a bathroom on the first floor, the property lends itself to conversion to other uses including Retail, Residential or Restaurant (subject to receiving the necessary planning consent.)



## **ACCOMMODATION:**

### **Ground Floor:**

#### **Hall:**

**Office 1:** c. 13.90 Sq. Mt.

**Office 2:** c. 15.24 Sq. Mt.

**Office 3:** c. 11.45 Sq. Mt.

**Kitchen:** c. 9.10 Sq Mt.

**Rear Hall:** *With WC off*

### **First Floor:**

**Bathroom:** *With WC & WHB*

**Office 4:** c. 7.64 Sq. Mt.

**Office 5:** c. 7.67 Sq. Mt.

**Office 6:** c. 16.45 Sq. Mt

## **SERVICES:**

Mains Water & Sewrage, Oil Fired Central Heating.





## OUTSIDE:

- Large rear site



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**F**

**PRICE REGION:**

**€350,000**



**JP&M  
DOYLE**

Established. 1952

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PSRA Licence: 002264

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