

For Sale

Asking Price: €325,000

**Sherry
FitzGerald**
Fogarty



Hanlons Butcher Shop & Apartment,
Castle Street, Birr, Co. Offaly. R42 HH10.

BER B3

sherryfitz.ie



A fine commercial and residential business premises for sale in Birr town centre. Extensively renovated in 2008 the property is offered for sale now in very good order and ready to trade again immediately.

The shop floor area including the store and preparation areas, upstairs office and staff room is approx. 220 sq. mts/2,367 sq. ft.

It traded in the most recent past as a Butcher shop/Deli/Bakery with all preparation areas/cold rooms to the rear of the retail area. It also has a back access to its own yard again with storage, which has a gate to a neighbouring alley way. It is an ideal shop for any food preparation/sales as it is fully tiled, has two cold rooms, three phase power, plenty of sinks and WHB's, and a rear access point. There is also good parking outside on the street for shoppers to come and go easily.

The upstairs apartment is a super space and is again in very good order. It has a separate entrance from Castle St, and a separate ESB connection/meter.

Accommodation comprises a sitting room, a kitchen, two bedrooms, and a bathroom. In total there are approx. 94 sq. mts/1,011 sq. ft. to the apartment. It is good quality accommodation, ideal for an owner occupier or an Investor.

To arrange a viewing please call Julie Fogarty 0505 21192.



Special Features & Services

- Good pitch in town centre location.
- Fully styled and designed for food preparation.
- Three phase power supplied.
- Overhead independent apartment.
- Mains water & mains sewerage.
- CCTV installed.
- Rear access point.

Accommodation

Shop 7.3m x 5.2m 7.3m x 5.2m (23'11" x 17'1"): Ceramic wall and floor tiling. Many water and PowerPoints. CCTV & air conditioning installed. Two large plate glass display windows.

Bakery unit 4.8m x 2.1m (15'9" x 6'11"): Fully tiles area. Extractor fitted, wash hand basins and water heater.

Sales/Preparation area 3.9m x 3.6m (12'10" x 11'10"): Fully tiled area again to the rear of the premises. Door to rear yard.

Cold-room 4.2m x 2.0m (13'9" x 6'7"): Walk in cold room.

Rear prep room 3.0m x 3.0m (9'10" x 9'10"): 2 separate water heaters. Door to rear yards and stores

Outside WC & WHB, cold room and access to adjoining lane.

Store 4.0m x 2.8m (13'1" x 9'2"):

FIRST FLOOR APARTMENT

Entrance Hall Independent access from street.

Sitting room

Kitchen

Garden

Rear yard with storage and cold room. Gateway to neighbouring alley way.

Plenty of on street parking to the front.

BER BER B3, BER No. 800976672

Directions

Please follow Eircode R42 HH10.





NEGOTIATOR

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