

REA

Eoin Dillon



COMMERCIAL UNIT
G.I.A. 137.19m² (1,476 sq.ft.)

FOR SALE BY ONLINE AUCTION

**Unit 6 Riverside,
Borrisokane,
County Tipperary
E45 WE29**

AMV €100,000

Online Auction: Thursday 1st of May 2025
between 11.30 am & 12.00 pm

Interested parties should register in advance of the auction on
www.bidnow.ie **AND** pay/pre authorise a €5,000 bidding
deposit together with a €100 registration fee.

**Scan the QR code
to register**





DESCRIPTION

This large double commercial unit, formerly a pharmacy, offers a great opportunity for investors or business owners.

Measuring 137.19 sq.m. (1,476 sq.ft), it is located in Borrisokane's Riverside Development, a mixed residential and commercial area with easy access via the N52.

The property is serviced by mains water and sewerage and electric heating.

The unit includes a WC and shower room and sits on a secure site with ample parking and turning space.

There is no current service charge.

VIEWING

By Appointment only:

Negotiator: Eoin Dillon

42 Kenyon St. Nenagh, Co. Tipperary

T: 067 33468

E: info@readillon.ie

W: www.readillon.ie

PSRA: 001790

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

FEATURES

- 137.19 sq.m. of adaptable commercial space
- Ideally positioned within Riverside Development, with easy access via the N52.
- Ample car parking and turning space available.
- No Service Charge Currently Applicable.
- Rates for 2025 €2,177.02
- Built in 2008

SOLICITOR WITH CARRIAGE OF SALE

Jane Pollock

JRAP O'Meara LLP Solicitors

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T: (021) 4277444

E: jpollock@jrapom.ie

DIRECTIONS

From Borrisokane continue down Main St via N52.

Take a left after the bridge. Take the first right in to Riverside Development and the property will be on your left hand side, recognized by our "For Sale" sign.

Eircode: E45 WE29