

## INVESTMENT PROPERTY

Abbey Street,  
Portumna,  
Co. Galway  
H53 VW99

**CVA**  
GER O'TOOLE

**POWER**  
PROPERTY

**For Sale by Private Treaty (Tenants Not Affected)**



- Fully Let Investment producing a rent roll of €100,000 per annum.
- Substantial two storey end of terrace commercial property.
- Comprising of two interconnecting buildings which extend to 537.5 sq.m. (5,786 sq. ft.)
- Fully refurbished.
- Serviced by a passenger lift.
- Currently laid as an 'Educational Facility'
- Let on a 35 year lease from January 2009 to the Galway VEC.

**Tel: +353 91 567 331**

**[www.ppg.ie](http://www.ppg.ie)**

## LOCATION

The subject property is well located on Abbey Street, Portumna. Portumna is a strong market town situated South East of County Galway. Portumna is situated in a strategic location close to the Tipperary border and on the shores of Lough Derg and the River Shannon. It is a very popular coarse fishing town.

Abbey Street runs parallel with the Main Street (N65). Neighbouring occupiers include a mix of residential and commercial users which include Portumna Garda Station.

Portumna is well serviced by Banks / Building Societies, Schools, Supermarkets and Licenced Premises.



Property Location Circled Red

## DESCRIPTION:

The subject property comprises of a two storey end of terrace. This period and listed building with attractive limestone façade extends to 537.5 sq. m. (5,786 sq. ft.). It was completely refurbished in recent years to an exceptionally high standard. Originally there were two detached buildings which were tastefully amalgamated with the addition of a modern glazed connecting corridor. The upper floors are serviced by a passenger lift and the property is certified for both fire and disability access. Its modern specification includes good quality flooring, oak staircases with concrete stairwells, CAT 5 lighting, an alarm system and CCTV. Heating throughout is by means of electric heating.

Externally there is a paved yard and secure side access gate. The property is enclosed to the side and rear by high painted and plastered block walls.

The entire property is let to the Galway VEC. It is laid out to include a large reception hall, a number of classrooms, workshops, ancillary office space, a large kitchen, canteen and appropriate ladies, gents toilet facilities.

## TENANCY:

35 year lease to the Galway VEC (Tenant) from 1<sup>st</sup> January 2009. 5 yearly rent reviews to market value. Tenant break option on expiration of the 15th year of the term upon 12 months written notice.

This investment property is currently producing a rent of €100,000 per annum.

## BER

Exempt

## GUIDE PRICE

€790,000.

## CONTACT SELLING AGENTS

### Power Property

Claire Moran

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PSR: 001297 005825

### Joint Agents

CVA Ger O'Toole

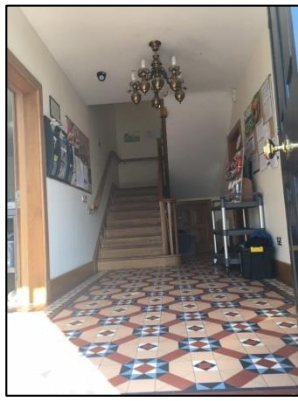
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St Brendan St., Portumna, Co. Galway





Entrance Hallway



Classroom



Kitchen / Canteen



Attic Space



Rear Elevation



Side Elevation

**Disclaimer Policy:**

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**PSRA Licence No: 001297**

**Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors • Asset & Property Managers**

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