



# FRIAR STREET,

Cashel, Co. Tipperary

For Sale By Private Treaty



## Location

The subject property occupies a town centre location on the west side of Friar Street, between its junctions with Main Street and Roselawn Close. This is a central location within a short walking distance of the Main Street. Friar Street itself leads directly to junction 8 of the M8 Dublin – Cork motorway and so enjoys a good volume of passing traffic. On street parking is available directly outside the property and neighbouring occupiers include a mix of local retail and office users.

## Description

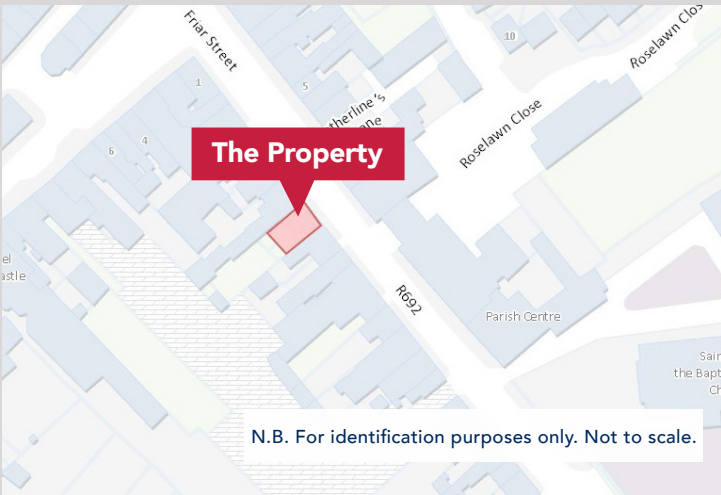
The property comprises a two storey mid-terrace building with single storey extension to rear. The original building, which fronts directly onto the public footpath, appears to be of traditional masonry construction with plastered elevations and a pitched slate covered roof. The more recent single storey extension appears to be of concrete block construction with plastered elevations and flat asphalt covered roof. There is also a small enclosed yard to the rear of the building which extends to approximately 29 sq. m and is accessed via the ground floor retail unit.

Internally the ground floor retail unit includes a partitioned staff tea station and separate w.c. The entire is well decorated and includes suspended ceilings throughout. The first floor accommodates a two bedroom flat with separate living room kitchen and shower room. It is finished with both carpet and timber floor coverings while the shower room is fully tiled. Heating is by way of electric storage units.

Total floor areas extend to approximately 123.01 sq. m (1,324 sq. ft).

The ground floor benefits from the following specification:

- Plastered and painted walls
- Electric heating and ceiling mounted A/C units
- WC facilities
- Open plan retail accommodation



Unit	Tenant	Accom	Sq. m	Sq. ft	Lease Terms	Current Rent
Ground Floor - retail	Boyle Sports	Bookmakers outlet	73.46	791	10 years from 14/07/16	€15,000 p.a.
First Floor-residential	Vacant	2 bedroom flat	49.55	533		
			123.01	1,324		€15,000 p.a.

## Tenure

Freehold

## Price

€135,000

## VAT

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

## Viewing

Viewings are strictly through the sole selling agent QRE

## Size

Approximately 123.01 sq. m (1,324 sq. ft)

## Contact

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## BER



**BER Number:** 110224458

604.3 kWh/m<sup>2</sup>/yr Guide



PSRA Registration No. 003587

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