

# REA

# EOIN DILLON



COMMERCIAL UNITS TO LET  
G.I.A. 46.45m<sup>2</sup> – 332.65m<sup>2</sup> (500 – 3,581 sq. ft)

TO LET

Ballalley Court  
Kenyon Street  
Nenagh  
County Tipperary

€10 psf excluding fit out





## DESCRIPTION

This property comprises the opportunity to rent a choice of ground floor commercial units in a prime location situated in Kenyon Street Car Park in Nenagh Town Centre.

The property enjoys a high profile position and is exceptionally well located with the benefit of parking spaces in addition to the adjoining public car park.

The building can be easily sub-divided to provide any number of different combinations or desired floor areas.

The building has not been assessed for commercial rates yet.

For more photos of this property please go to our website [www.readillon.ie](http://www.readillon.ie).

You can also view this property at [www.myhome.ie](http://www.myhome.ie) & [www.daft.ie](http://www.daft.ie).

### 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

- Raw concreted shell ready for fitout works. Landlord willing to do fitout and allow tenant pay back fitout over a period of time subject to the tenant guarantees.
- Car parking available.
- Ready for immediate fit out.
- Available in multiple sizes and configurations.
- C1 is 70.63 sq. m. (760 sq. ft.)
- C2 is 76.98 sq. m (829 sq. ft.)
- C3 is 76.98 sq. m (829 sq. ft.)
- C4 is 108.07 sq. m (1,163 sq. ft.)
- Total C is 332.65 sq. m. (3,581 sq. ft.)

## VIEWING

By Appointment only:

Viewing is strictly by appointment only:

Negotiator: Eoin Dillon

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