

FOR SALE / TO LET
Commercial Property,
Cork Road,
Newcastlewest,
Co. Limerick.



- LOCATED C. 1.5 KMS FROM NEWCASTLE WEST TOWN CENTRE.
- SUBSTANTIAL DETACHED 2 STOREY PROPERTY.
- LOCATED ON A SITE AREA OF APPROX. 0.36 HECTARES.
- C. 55 TARMACED CAR PARKING SPACES.
- PROPERTY IS CURRENTLY FITTED OUT AS A BAR AND RESTAURANT WITH A LAPSED 7 DAY LICENCE.
- **FOR SALE PRICE:** €220,000 (Plus VAT if applicable).
- **FOR RENT:** Price on Application.
- **BER RATING:** D1

Location:

Limerick is the capital of the Midwest region and is located approximately 210 km south west of Dublin City and 100 km north east of Cork City. Newcastle west is located approximately 40 kms west of Limerick city.

The subject property is located fronting onto the Cork road C. 1.5kms from the town centre. The location is mainly residential in nature with a large number of adjoining residential developments.

Description:

The subject property comprises of a detached part two storey building of concrete block construction with a pitched tiled roof. Heating is by way of oil fired central heating and the windows are timber double glazed. Internally, the property is well laid out to include a main bar area with sun lounge to the front with a dance hall / restaurant area to the rear along with all ancillary accommodation to include kitchen area, offices, store rooms, w.c., w.h.b. and upstairs accommodation.

The condition of the property internally appears reasonable, the property benefiting from many attractive features to include stain glass windows, attractive feature lighting and ornate ceiling etc.

Externally the subject property is located on C. 0.9 acres (C. 0.36 hectares) to include extensive car parking to the rear of approximately 55 spaces along with a strip of land which runs along the front of the adjoining property on the road side and a strip of land which is separate to the subject property and located to the rear of an adjoining property which is close by to the subject property (Folio No. 16400)

Accommodation: The main accommodation measured on a gross internal basis comprises the following approximate areas:

Description	Sq. M. Approx.
Entrance Hallway	
Main Bar Area	204 sq. mtrs.
Sun Lounge	56 sq. mtrs.
Kitchen Area	44 sq. mtrs.
Back entrance	
Entrance Hallway	
w.c. & w.h.b.	
Dance Hall / Restaurant Area with Bar Area	103 sq. mtrs.
Ancillary Accommodation to include w.c. & w.h.b.	
Office	
Cold Room etc.	
Door to upstairs to include	
Bathroom	
Room 1	18 sq. mtrs.
Room 2	18 sq. mtrs.
Room 3	33 sq. mtrs.
Kitchenette Area	



Overall Ground Floor Gross External Area 608 sq.mtrs (To include Covered Areas)

Fit Out: The subject unit is currently fitted out as a Bar & Restaurant, however most of the loose fittings have been removed.

Services: We understand that all main services are available to the property.

7 Day Licence: We understand that there is a 7 day licence attached to the subject property which lapsed in 2011.

Service Charge: T.B.C. **Building Rates:** T.B.C.

The above out goings were supplied by our clients & correct at time of going to print.

Viewing: Strictly by prior appointment with **Brian O'Dwyer**

Tel: 061 410410 / **Email:** bodwyer@propertypartners.ie

Disclaimer

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