





Purpose-Built Motor Showrooms Wexford Road Business Park Carlow Co. Carlow

- Excellent purpose built showroom and service centre opportunity
- Available to purchase or to let
- Frontage onto the N80 (Wexford Road)
- Accessibility is excellent with the M9 (Junction 5) and the R725 (Tullow Road) in close proximity
- Suitable for alternative retail uses (subject to planning permission)
- Passing Rental Income


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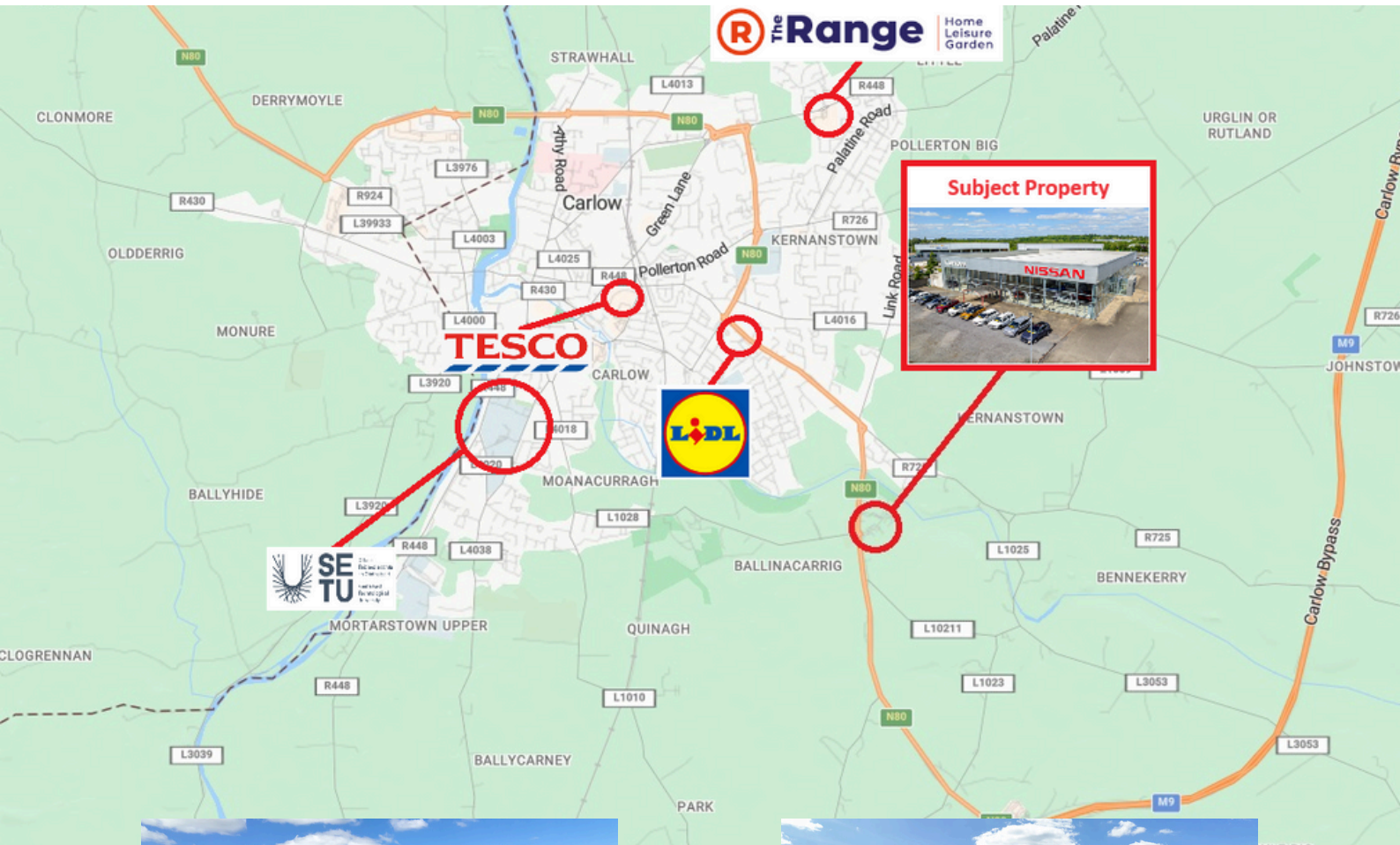
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Location

The subject property is located in a high-profile position just southeast of Carlow Town at the Ballinacarrig Roundabout along the N80 Wexford Road. Accessibility to the area is excellent with the property benefitting from immediate access to the N80 (Wexford Road) and being in close proximity to the R725 (Tullow Road). The property is located just 2.5km from the M9 (at J5) which connects Dublin to Waterford. The property is also close to Carlow Town Centre just 1.5km away, together with all the amenities it has to offer. The surrounding area is predominantly commercial in use with nearby occupiers including Ken Black, Carlow Carpet & Furniture, and Carlow Tyre Centre.

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Description

The property comprises a car showroom to the front with service area and valet bay to the rear. The building is of steel frame construction under a metal deck roof. A double valet bay is provided to the rear of the property along with a separate waste oil facility. There is extensive glazing to the showroom elevations with architectural style metal deck cladding to the roof elevations. Internally the building is extremely well maintained, with plastered and painted walls under suspended ceiling tiles with inset fluorescent lighting. Glass partitioned offices are also provided just off the showroom floor with the entire showroom space fully tiled. The office accommodation on the first floor is of a similar high standard, including plastered and painted walls, suspended ceiling tiles with inset fluorescent lighting. All offices also benefit from air conditioning and have been fully carpeted throughout. The service centre at the rear comprises nine separate bays and a parts store and has the benefit of a reinforced concrete floor and service yard. The entire is located on a regular 0.81 ha (2 acre) site.

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Accommodation

Approximate Gross External floor areas are as follows:

Use	sq. m.	sq. ft.
Ground Floor Area	1,505	16,200
Canteen/Toilet Block	34	366
Workshop Block	17	183
Services Block	44	474
First Floor Offices	460	4,951
Total	2,060	22,174

Commercial Rates

NAV: €100,110

ARV: 0.27

Total: € 27,029

Services

We understand all mains services are connected to the building.

Title

Freehold



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Tenancies

Part of the property is occupied on informal terms.
Further details available on request.

Quoting Price / Quoting Rent

On Application.

Contact

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