

## COMMERCIAL

Former HSE Health Centre  
Castletown  
Co. Limerick

**POWER**  
& ASSOCIATES

**FOR SALE BY PRIVATE TREATY**



- **Detached Property formerly in Use as a Health Centre extending to approximately 58 sq. metres (625 sq. feet) on a Site of c. 0.04 Ha (0.1 Acres)**
- **Central Location in the Village of Castletown in East Limerick**
- **Property would be suitable for alternative use to Residential, with potential to extend the property etc. (SPP)**
- **15 minute drive time to Croom & N20 (Cork-Limerick Route)**

**tel: +353 61 318 770**

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

## LOCATION

Castletown (Castletown Conyers) is a small village in Co. Limerick. Castletown is located approximately 20km south of Adare and 15 southwest of Croom, in Co. Limerick. Castletown is located 40km south of Limerick City Centre via the N20. The subject property is located at Castle Street in the Village Centre of Castletown, the surrounding area comprises mainly residential development, with a number of detached houses being located close to the Property.

## DESCRIPTION

The subject property comprises a single level detached building on a regular shaped site, the property was last in use as a Health Centre, and comprises 2 No. Offices, with a waiting room and Disabled Toilet. The property has been well maintained and appears in good decorative order. The property is fitted with double glazed windows and doors, and finished externally with plastered walls, and the roof covering is a concrete roof tile. A small shed is provided to the rear of the Health Centre suitable for Storage. The property would be well suited for alternative use to a House (Subject to Planning Approval).

## ACCOMMODATION:

The approximate gross internal floor areas are as follows:

| Description   | Use           | Area (sq. metres)       | Area (sq. feet)       |
|---------------|---------------|-------------------------|-----------------------|
| Health Centre | Health Centre | 58.1 sq. metres         | 625 sq. feet          |
| External Shed | Storage       | 5.65 sq. metres         | 60 sq. feet           |
| <b>Total</b>  |               | <b>63.75 sq. metres</b> | <b>63.75 sq. feet</b> |

The property is located on a site of approximately 388 sq. meters (0.01 Acres) (gross site area).

## BER RATING



BER No: 800568511

Energy Performance Indicator: 280.85 kWh/m<sup>2</sup>/yr

## GUIDE PRICE

€45,000

## COMMERCIAL RATES

Details on Application

## TITLE

We are advised the property is held with Freehold Title

## SERVICES

We undersand mains services are connected to the property.

## VIEWING

Strictly by appointment with the sole agents  
Power & Associates

## CONTACT

Brid Walsh  
E: [brid@powercs.ie](mailto:brid@powercs.ie)  
PSL: 001297- 006673

Patrick Seymour  
E: [patrick@powercs.ie](mailto:patrick@powercs.ie)  
PSL: 001297 - 001336

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Commercial Property Consultants • Estate Agents • Chartered Valuation Surveyors

Limerick: 51 O'Connell Street, Limerick V94HPH9 • tel:+353 61 318 770 • email: [limerick@powercs.ie](mailto:limerick@powercs.ie)

Galway: Spanish Parade House, 13 Lower Merchant's Road, Galway H91W1EH • tel: +353 91 567 331 • email: [galway@powercs.ie](mailto:galway@powercs.ie)

Athlone: 17A Mardyke Street, Athlone, Co. Westmeath N37W567 • tel: +353 90 648 9000 • email: [athlone@powercs.ie](mailto:athlone@powercs.ie)