

TO LET | Retail Unit | R35 F6E4

**POWER
PROPERTY**

Limerick | Galway | Athlone

Patrick Street Tullamore Co. Offaly

RETAIL



46.45 Sq. M. (500 Sq. Ft.)

- Located in the heart of Tullamore Town on Patrick Street.
- Adjoining Mezzo Restaurant & Fixmyi on Patrick Street and opposite Tullamore Credit Union.
- Unit is size is 46.45 sq. m. (500 sq. ft.)
- Suitable for a variety of uses subject to planning permission.

ENQUIRIES TO



Kathy McDonagh
+353 90 64 89000
+353 86 780 5252
kathy@ppg.ie
PSR: 001297 -008307



Andrew Carberry
+353 90 648 9000 /
+353 86 382 4450
andrew@ppg.ie
PSR: 001297 -005386

T +353 90 64 89000

Find out more online at ppg.ie

TO LET

LOCATION

This retail unit is in a prime position in a high profile town centre location. It is immediately adjacent to Mezzo restaurant and Fixmyi and opposite Tullamore Credit Union. The property has good access to the national road network and is just 2.4 km from the N52 and 2.9 km from the N80 and the M6 Motorway is accessed just 10 km north of the subject property at Kilbeggan.

DESCRIPTION

The subject property is an open plan ground floor retail unit and has plastered and painted walls. This unit is suited to a wide variety of uses (subject to planning). The unit is made up of 360 sq. ft. of retail space and 140 sq. ft. of office / storage space.

ACCOMMODATION

Description	Area Sq. M.	Area Sq. Ft.
Retail Unit	46.45	500

FEATURES

- Open plan retail unit in a prime location in the centre of Tullamore.
- Unit with superb profile, high footfall and passing traffic comprising c.46.45 sq. m. (500 sq. ft.).
- Suitable for a variety of uses subject to planning permission (Town Centre Zoning)



LEASE

Flexible lease terms available.

BER RATING



644.73 kWh/m²/yr2.36

RATEABLE VALUATION

Approximate Rates Liability
€2,400 per annum

QUOTING PRICE

On Application

SERVICE CHARGES

Not Applicable

VIEWING

Strictly by appointment with the sole agents Power Property

ENQUIRIES TO

Kathy McDonagh or
Andrew Carberry

+353 90 64 89000

Disclaimer Policy: These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. **Power Property and the Vendor/Lessor give notice that:** These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statement contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misperception shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor /Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Power Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction.