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Estate Agents | Auctioneers | Valuation Surveyors

# LANDMARK PREMISES MAIN STREET, NEWPORT CO. MAYO F28 E397



**BER C2**

## FEATURES:

- Prime location in Newport town centre
- C.5m frontage onto Main Street
- Large Ground floor unit with overhead storage/Accommodation
- Excellent potential

**FOR SALE**



Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

## LOCATION

Newport is a small satellite town of both Westport and Castlebar, having a population of circa 1,800 people At last census date. Main Street is the main thoroughfare from Westport and Castlebar towards Mulranny, Belmullet and Achill Island. Westport: c. 12km (c. 7.5 miles) Castlebar: c. 19km (c. 12 miles) Achill Sound: c. 45km (c. 27 miles) Galway: c. 90km (c. 55 miles) Ireland West Int'l Airport (Knock) c. 60km (c. 38 miles) Dublin: c. 255km (c. 160 miles) This well maintained unit is in a premier retail position within Newport Town centre, fronting onto Main Street, which enjoys a steady pedestrian and vehicular flow.

## DESCRIPTION

The premises is over three levels, the largest being on the ground floor (retail), while the first and second floor levels comprise office and storage areas as well as a kitchen area. The 5.30 metres frontage provides excellent projection to the street and incorporated double display windows.

This sale offers a prospective purchaser a rare opportunity to acquire a prime Commercial property in this popular, picturesque and expanding town.

## ACCOMMODATION:

GROUND FLOOR	
SHOP	Tiled floor, suspended tiled ceiling, slushed strip fluorescent lighting, shelving, air conditioning units, double entrance door with two display windows either side
LINK BUILDING	Tiled floor, kitchen with stainless steel sink unit, freezer, "Coolspaces" cold room, 3100 cardboard box bailer and stairs to first floor
REAR STORE	Tongue and groove timber ceiling, cold room and compactor
TOTAL GROUND FLOOR	<b>120.00 sq. m.</b>
FIRST FLOOR	
FRONT STORAGE	Tongue and groove timber ceiling, open fire and fireplace
INNER HALLWAY	Timber floor, staircase to second floor, store under stairs
MIDDLE STORE	Timber floor, tongue and groove timber ceiling
W.C.	Tiled floor, W.C., wash hand basin
LINK AREA	Block walls, lean to profile metal roof, air conditioning units
REAR STORE	Timber floor, lofted ceiling with joist, roof lights, fitted shelving
TOTAL FIRST FLOOR	<b>125.00 sq. m.</b>
SECOND FLOOR	
FRONT STORE	Tongue and groove timber ceiling, strip fluorescent lighting
SECOND FRONT STORE	Tongue and groove timber ceiling, strip fluorescent lighting, partitioned walls to vary rooms
LANDING:	
REAR STORE	Timber floor, strip fluorescent lighting, small rear window
TOTAL SECOND FLOOR	<b>40.00 sq. m.</b>
TOTAL AREA	<b>285.00 sq. m.</b>

**GUIDE PRICE €180,000/€190,000**

## DIRECTIONS

From Westport – take the Newport Road (N59) for 7.5 miles, going over the bridge onto Bridge Street in Newport Town. The subject property is on the left hand side.

