

# For Sale/To Lease

By Private Treaty

Guide Price

€P.O.A.

**REA**  
**JOHN LEE**



**REA**  
**JOHN LEE**

## THE SQUARE

Newport, Co. Tipperary.

V94 W9EC

Two Storey over Basement - c. 176 sq.m.



**reajohnlee.ie**

PSRA: 002764

## | Location

Newport is a vibrant and expanding town offering an excellent business environment with close proximity to Limerick City and the University of Limerick. Situated in the centre of town, this building enjoys maximum exposure and accessibility, making it an ideal choice for new or expanding businesses.

## | Description

REA John Lee bring to the market an excellent opportunity to acquire a prime commercial building extending to c. 176 sq.m. in the heart of Newport Town. Prominently positioned fronting onto Main Street and adjacent to the Square, this substantial property offers superb profile and footfall in a thriving town centre location.

Laid out over three floors, the building is well suited to a variety of uses including retail, office, medical, professional services, or a mixed-use business venture (subject to planning permission where required).

### Key Features:

- ✓ Prime Main Street frontage with excellent visibility
- ✓ Extending to approx. 176 sq.m. over three floors
- ✓ Flexible layout to suit a range of commercial uses
- ✓ High passing footfall and strong local catchment
- ✓ Centrally located with ample nearby parking
- ✓ Rare opportunity to secure a high-profile premises in Newport Town

### Viewing:

Properties of this calibre and location rarely come to market. Early viewing is strongly advised.

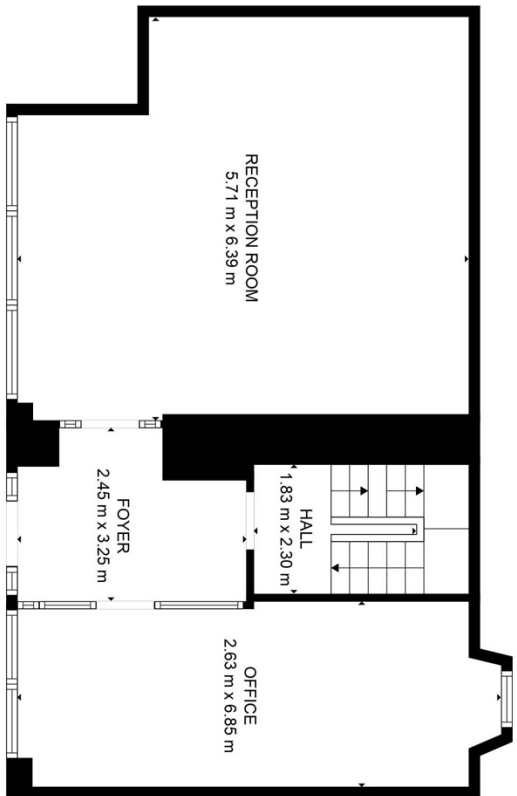
Services include; Mains ESB, Mains Water, Electric Storage Heating, Mains Sewerage.

**Call 061 378 121**

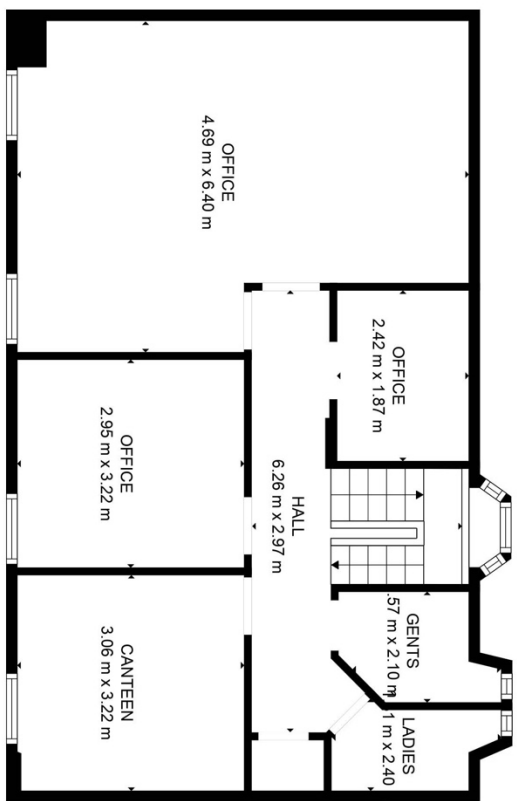




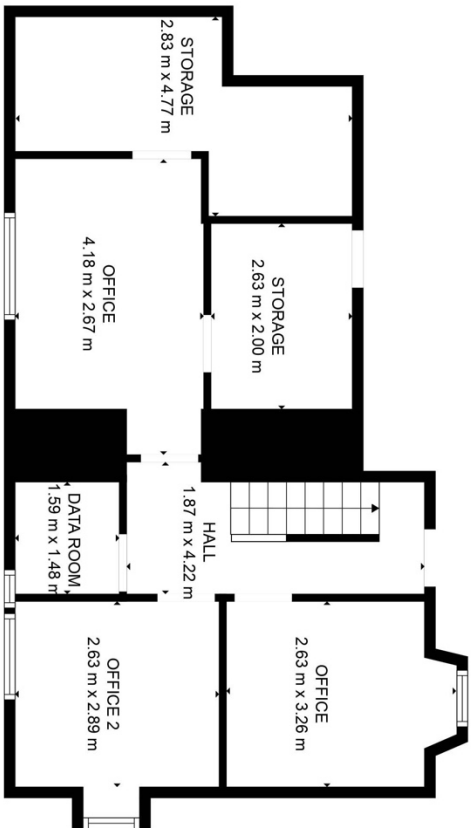
## Accommodation



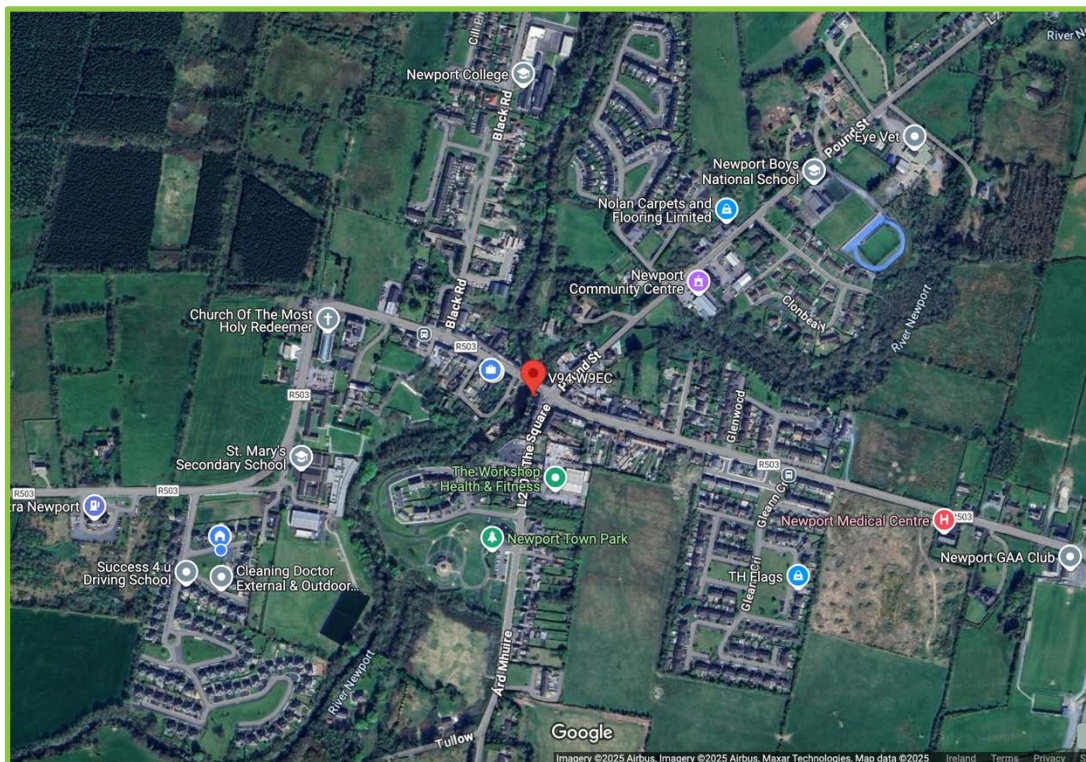
Ground Floor



First Floor



Basement



## Terms

The property is available for sale or lease with terms negotiable.

## BER

tbc  
kWh/m2/yr  
BER No.

## Viewing

By prior appointment.

## Directions

The property is fronting onto the Main Street adjacent to the Square in the town centre. V94 W9EC

## Price

€P.O.A.



## Selling agents

**REA John Lee**  
Main Street,  
Newport,  
Co. Tipperary.  
V94 FC8Y

**T** 061 378121  
**E** info@reajohnlee.ie  
**W** www.reajohnlee.ie

## Sales agent

**James Lee**  
BSc. Hon's., MRICS MSCSI  
Director

**T** (086) 235 1221  
**E** james@reajohnlee.ie

**CONDITIONS TO BE NOTED:** The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA John Lee for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA John Lee has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

**reajohnlee.ie**

PSRA: 002764

