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PAT
GANNON 

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Licence No: 003442

Auctioneer Valuer Estate Agent

Carrolls Service Station, Castle Street, Ballyragget, Co. Kilkenny. R95 K38K

COMMERCIAL PREMISES

Garage / Shop / Forecourt

For Sale By Private Treaty

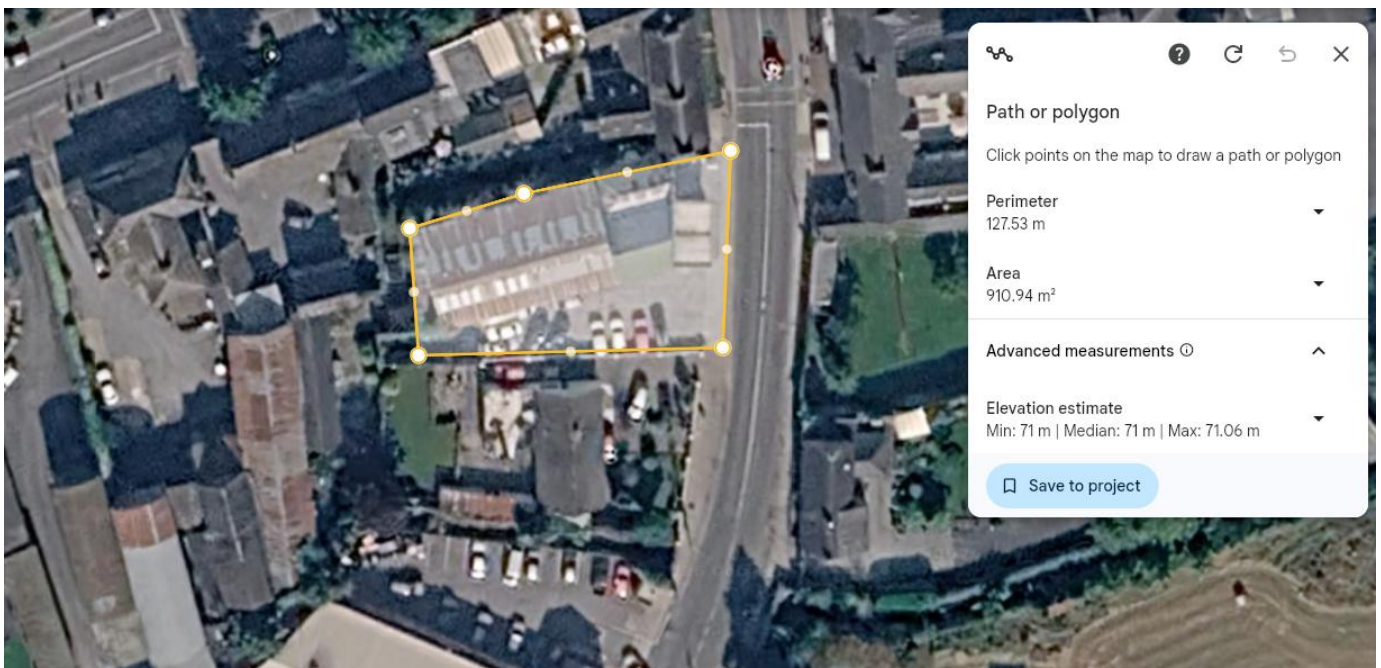


Establish Your Business in a Prime Location!

Carrolls Service Station represents a thriving business opportunity in a strategic location, being a prime service station between Durrrow and Kilkenny City. This well-established facility is fully stocked with essential products including lottery tickets, artisanal coffees, fuel, and everyday necessities, ensuring a loyal customer base.

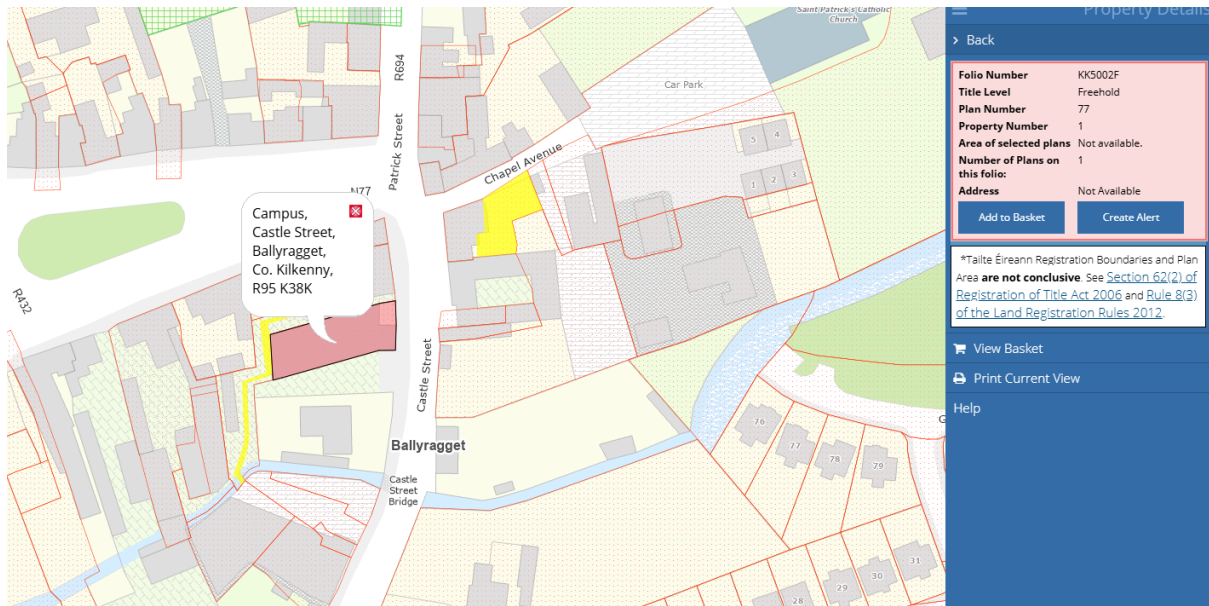
The included garage and workshop at the rear of the premises provide a steady stream of local business, contributing significantly to overall profitability. New owners will find ample opportunities to expand and enhance the existing shop and forecourt offerings.

Shop Area	26' x 23'	To include front shop and office / stock room to rear
Fuel Shed	17'5 x 16'	Situated to the right of the shop
Forecourt		With both Petrol and Diesel Tanks
Large Shed / Workshop	85' x 45'	5 span shed with side access
Office off workshop	16' x 13'	



SERVICES

- Mains water
- Mains sewerage
- Oil fired central heating
- Alarmed



Don't miss out on this exceptional opportunity!

- **Prime Location:** Servicing locals and has a big passing trade.
- **Lucrative Business Model:** Benefit from an established customer base and diverse service offerings.
- **Growth Potential:** Ample room to expand retail and service operations to maximize revenue.

For enquiries and viewings, please contact our offices.

Note : Accounts available for interested parties.

GUIDE PRICE : €400,000

Viewing By Appointment Only