

Pat Gannon Auctioneers Ltd.
55 John Street, Kilkenny.
tel: 056 7723298
fax: 056 7723299
email: info@gannonauctioneers.com

myhome.ie 

PAT
GANNON 

www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

Ballyhale Foodstores, Main Street, Ballyhale, Co. Kilkenny. R95 PNF4

For Sale By Private Treaty



Prime Commercial / Residential Property

We are pleased to present this exceptional opportunity to acquire a prominent property located on the Main Street in Ballyhale. This fine premises has been vacant for several years and offers immense potential for various uses.

- **Total Site Area:** Approximately 1.06 acres
- **Previous Use:** Shop with accommodation
- **Frontage:** Independent access to the shop area

Property Features

- **Ground Floor:**
 - Entrance Hallway
 - Spacious Sitting Room
 - Kitchen
 - Utility Room
 - Access to Shop Area
- **First Floor:**
 - Multiple Bedrooms
 - Family Bathroom
- **Outdoor Space:**
 - Enclosed Courtyard at the rear
 - Expansive site extending at the back (see folio map)



0.43 ha / 1.06 Acres

Location Highlights

This property is ideally situated within walking distance of a range of village amenities, including:

- Local cafes
- Sports grounds
- Pharmacy
- Various local businesses

Accessibility:

- Less than a 5-minute drive to the M9 motorway
- Close proximity to Mountain View Markets
- Nearby golf clubs: Mount Juliet and Ballyhale
- Walking distance to both primary and secondary schools

Investment Potential

Given its strategic location and surrounding amenities, this property presents an excellent opportunity for:

- Shop or café
- Investment property
- Residential apartments





Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.