



THE REPTILE VILLAGE THE DEMESNE, GOWRAN, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



COMMERCIAL PREMISES

Large industrial unit with current tenants “The Reptile Village” who will be relocating shortly. Situated on the outskirts of the village on a 0.24 ha / 0.60 acre site. The industrial unit extends to 6,820 sq ft / 633.6 sq m with office to the front extending to c.300sq ft / 27.9 sq m. The premises is in excellent condition, with the main unit fully insulated.

GUIDE PRICE : €225,000

LOCATION

With uninterrupted views of Mt Brandon and Mt Leinster, this property is located on the outskirts of the village, just as you turn off for Goresbridge/Borris, take an immediate right turn and the property is 100 yards down on the left hand side. Only 5-6 minutes to the Motorway at Paulstown.

Kilkenny 14km, Borris & Thomastown 13km, Goresbridge 6km, Dublin 115km (1 hr 10 mins), Waterford 65km (45 mins)

AMENITIES

Gowran is an attractive village set in beautiful countryside just 10 minutes from Kilkenny city. The well renowned Gowran Park Racecourse and Golf Club are just minutes away.

Kilkenny City and the Sunny South East are easily accessible and Dublin is just an hour's drive away with a frequent bus service. You are spoilt with choice when it comes to golf / walking / hiking and sporting facilities, all only a few minutes drive of Gowran.

SERVICES

Excellent sporting facilities, church, pubs, post office, petrol station, convenience store, butchers, primary school with choice of secondary schools at Thomastown / Kilkenny etc..



Front of Building with office to the left

The main unit to the front extends to 4,636 sq ft / 430.7 sq m with a polished concrete floor, a lean-to to the rear extending to 2,184sq ft / 202.9 sq m. Ladies and Gents toilets. The office can be accessed independently from the front and also from the main building, this is currently being used as a veterinary office. Suitable for a number of business uses.

SERVICES

- Mains water
- Septic Tank
- Electric Heating

FOLIO

KK18908F

EIRCODE

R95 YE82

AREA

0.24 hectares / 0.60 acres

RATES

c. €3,000 per annum



Rear View

