

For Sale

Liberty Square, Thurles, Co. Tipperary



Property Highlights

- Excellent opportunity to acquire a high profile retail premises in the heart of Thurles.
- The subject property comprises a modern two-storey mid-terraced retail unit located on Liberty Square.
- The entire extends to 279.56 sq m (3,009 sq ft) approx.
- Substantial retail frontage with high visibility & exposure to passing pedestrian and vehicular traffic
- Modern open plan layout throughout
- Suited to a variety of retail uses, and possible other commercial uses (subject to planning permission)

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Location

The property is located in the centre of Thurles town, County Tipperary. Thurles is located approximately 152 km south west of Dublin, 115 km north of Cork and 80 km east of Limerick.

Thurles lies just 6km of the M8 motorway which provides excellent access to Cork and Dublin. The N62 also connects Thurles to the centre of Ireland (Athlone) via Templemore and Roscrea. The R498 links Thurles to Nenagh.

Thurles is a busy rural town with two Third-Level Colleges (MIT / St.Pats & LIT-TI), Dew Valley Meats a large local employer along with a new Bio Energy facility underway at the former Lisheen Mine Plant.

Thurles is also located on the main Dublin – Cork – Limerick railway line with hourly services.

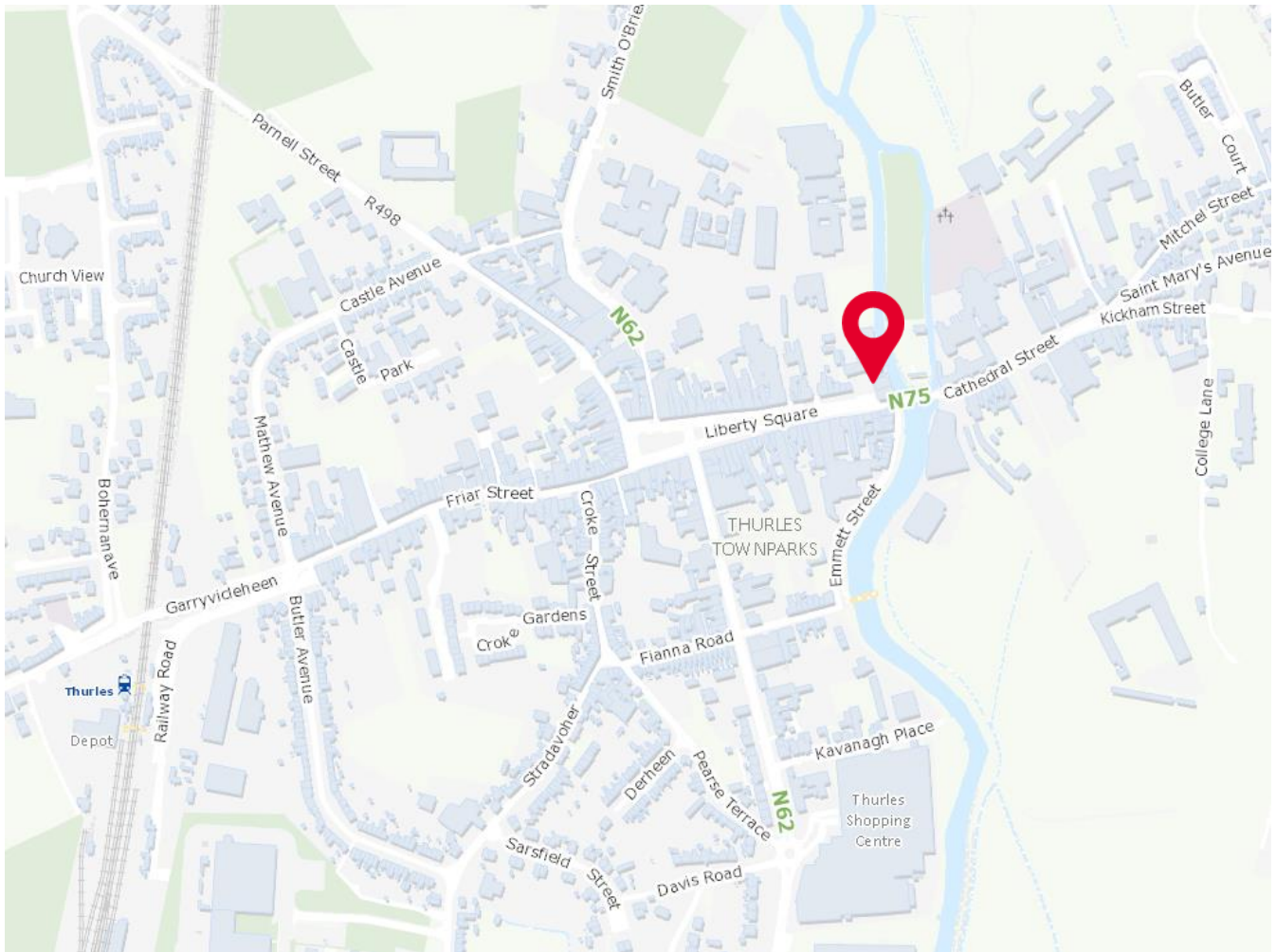
Description

The subject property comprises the ground floor and first floor of a three story building (the top floor comprises a residential apartment which is not included in this sale). It has excellent frontage onto Liberty Square and extends to approximately 279.56 sq m (3,009 sq ft).

The ground floor provides open plan retail space with a central stairwell and large storage room, W.C. and fire / emergency exit to the rear. The first floor also provides a large open plan retail area with extensive window displays, and staff room / store to the rear, along with emergency fire exit providing access to the front and rear.

This property is ideally suited to a variety of retail uses and potentially other commercial uses, including offices, restaurant etc., subject to planning permission.





Schedule of Accommodation

Floor	Sq M	Sq Ft
Ground floor	147.59 sq m	1,589 sq ft
First Floor	131.97 sq m	1,421 sq ft
Total	279.56 sq m	3,009 sq ft

Tenancy

Vacant possession.

BER details

BER B1
 BER No. 800651374
 Energy Performance Indicator 416.3 kWh/m²/yr 0.62

Tenure

We understand that this property is held under Freehold title.

Rates

We understand that the 2018 Rates payable to Tipperary County Council are approximately €9,250 per annum.

Guide Price

Seeking offers in excess of €320,000.

Any intended purchaser will need to satisfy themselves as to the exact area of the subject property.

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