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**PAT  
GANNON**

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Auctioneer Valuer Estate Agent

**8 THE CRESCENT, BALLYRAGGET, CO. KILKENNY. R95 R237.**

**For Sale By Private Treaty**



Ground floor unit extending to c.1000 ft<sup>2</sup>/92.9 sq m, built in 2003 & currently occupied by Xtreme Hair.

Accommodation includes large open plan room with 2 storage rooms, toilet and hallway with rear access to car park. Two parking spaces with the property & additional customer parking facilities to the rear.

Neighbouring business' include Bradley Butchers, Xtreme Beauty, Ballyragget Pharmacy & Capri Grill to name a few. Annual rental income is €9,880. Potential returns of 11%. **Current Rates** : €1,294  
**BER** : C3 (Ber No 800805871)

**GUIDE PRICE : €110,000**

Licence No : 003442



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Vat No: 3326189UH