

SERVICES	O.F.C.H. for the residence, with a gas supply to the takeaway from 4 Gas Bottles, mains water & mains sewerage. Single & 3 Phase Electricity with separate meters for domestic & business
BER RATING	Exempt
LOCATION	Commanding a prominent position in the vibrant market town on Kilkenny Street with parking outside the door. Local amenities such as the Discovery Park with craft shops, café / restaurant, mining museum pop-up galleries and numerous outdoor activities on site. The Avalon House Hotel in the town centre, café's / restaurants / Centra supermarket, Bank of Ireland, Cunningham's Fruit and Veg shop opposite, numerous pubs, excellent sporting facilities to name just a few of the local interests. Kilkenny City 20 mins; Athy 25 mins; Dublin Airport 1hr 20m; Cork Airport 1hr 50; Carlow 20 mins; Portlaoise 30 mins
TITLE	Freehold
AREA	248 sq m / 2,669 sq ft (internal measurement) Ground & First floor plans available on our websites
NOTE	This property has recently been upgraded to include rewiring, no lead piping, no terracotta pipes, two chimneys relined, stove put into sittingroom. Fully centrally heated, turnkey condition!
FIRE CERT	Fully alarmed and completed with Fire Suppression System using foam. Installation certified; emergency lighting approx. 3,950 sq ft in total including workshop.
READY TO GO	Fully equipped and ready to go with pizza oven, 6 burner gas cooker / 2 custom made stainless steel canopy's with fan, chip dispenser, salad counter, 2 gas fryers – all in perfect working order.
POTENTIAL	This property can be divided into various lots with potential for rental income from the Take Away with living accommodation overhead and additional income from the 3 bed which can be accessed from the rear side entrance. The three gay garage / workshop to rear has electricity and 6" concrete floor can also set individually.

88 Kilkenny Street, Castlecomer, Co. Kilkenny. R95 WR89.

FOR SALE BY PRIVATE TREATY



COMMERCIAL & RESIDENTIAL PREMISES

Former Take Away premises with 4 bed residence overhead extending to c.2,669 sq ft / 248 sq m plus a Workshop to the rear extending to 1600 sq ft / 149 sq m, accessed via archway between the Credit Union building to the right. Commanding a prominent position in this vibrant market town, with various business's all within walking distance. Ideally ready to go for a take away, but suitable for a number of uses.

GUIDE PRICE : €255,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

COMMERCIAL – GROUND FLOOR

Takeaway 18' x 23.5 (5.2 x 7.1) Two large windows to the front, met by a timber panelled counter with stainless steel top, a brick counter and stainless steel counter top the rear with feature brick arch overhead. Industrial tiles on floor with stainless steel fryer / grills, fans, prep tables and pizza oven. Toilet to rear and door to preparation room.



Prep Room Industrial tiles on floor, stainless steel sinks / prep area / grill, door leads out to hallway.



Store Room 10'09 x 11'02 (3.1 x 3.3) Enviro-clad on all walls, industrial tiles on floor, new boiler (4 mths old), door out to rear kitchenette.

Kitchenette 8'01 x 13'10 (2.4 x 4) Tiled floor, door out to side yard, stairs to first floor accommodation.



RESIDENTIAL - FIRST FLOOR – Accessed via door to right of shop unit with a hallway leading to commercial / residential and the stairs inside the door leading to first floor. Access to residential can be closed off from commercial in hallway.

Hallway Long hallway with tiled floor leading to rear of property, with double door access to yard / side access.



Bedroom 1 14'03 x 12'11 (4.3 x 3.7) Carpet flooring, sited to front of building.

Bathroom 10'01 x 8' (3. X 2.4) WHB, WC & Bath with shower overhead, vinyl flooring



Kitchenette 11'02 x 7'02 (3.4 x 2.1) Vinyl flooring, units at floor level

Bedroom 10'06 x 8'07 (3.1 x 2.5) Single bedroom opposite kitchen leads to next bedroom

Hallway 3'03 x 5'04 (0.9 x 1.5) Vinyl Flooring with stop down into bedroom

Bedroom 12'02 x 11'03 (3.7 x 3.7) Laminate flooring, leads to another bedroom

Bedroom 14'09 x 14'10 (4.3 x 4.3) Carpet flooring, leads to landing / bathroom



Landing 9'03 x 8'04 (2.7 x 2.4) Carpet flooring, stairs leading down to kitchenette

Bathroom 8'06 x 6 (1.8 x 2.4) WHB, WC and Bath, vinyl flooring.