

REA

EOIN DILLON



RETAIL UNIT TO LET
G.I.A. 49m² (527 sq. ft.)

FOR LEASE

75 Silver Street
Nenagh
County Tipperary
E45 A449

RENT: €250 PER WEEK

DESCRIPTION

Prime retail unit to let in Nenagh town centre totalling 49 sq. m. (527 sq. ft) in a busy pedestrian street with the advantage of a nearby carpark.

The unit is currently operating as a successful barber shop and is available for occupancy from 15th October 2024.

The layout includes a spacious shop area, kitchen, and W.C., providing all the essential amenities needed to support a range of commercial ventures.

This property would make an ideal barber shop or suitable for various uses.

Rates for 2024: €818.09

KEY FEATURES

- Prime location on a high-traffic pedestrian street
- Total floor area of **49 sq. m. (527 sq. ft.)**
- Well-maintained unit comprising a shop area, kitchen, and W.C.
- Available from **15th October 2024**
- Currently trading as a barber shop – ideal for similar or diverse uses
- Convenient nearby car park
- **Rates for 2024: €818.09**

VIEWING

By Appointment only:

Negotiator: Eoin Dillon

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Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

