



**GRIFFIN**  
AUCTIONEERS



14/15 Main Street  
Tramore  
Waterford.

**€295,000**

PRSA Licence No.  
001644-001882



## Property Description

This exceptional ground-floor commercial property presents a rare investment opportunity in the heart of Tramore's bustling Main Street. Uniquely positioned on the stunning newly pedestrianized plaza area, it enjoys high foot traffic and excellent visibility, making it an attractive choice for investors seeking a long-term commercial investment.

The property is fully leased to Mezza Café, shop, and deli—an established and thriving business—ensuring a secure income stream with the tenant not affected. The lease particulars are available upon request.

The property is in excellent condition and features a functioning kitchen area, dining area, storage facilities and bathroom amenities. A dedicated outdoor seating area to the rear further enhances its appeal. The modern shopfront, with large display windows, provides prime exposure to passing trade.

The property enjoys a prime location in the heart of Tramore town centre, surrounded by renowned businesses such as Boots Pharmacy, Cahill's, Seagull Bakery, The Vee Café, as well as a variety of takeaways, bars, off-licences, and hair and beauty salons. With steady pedestrian traffic and a thriving local economy, the area is a prime destination for commercial investment.

With ground-floor commercial properties in Tramore rarely coming to market, this is a unique opportunity to acquire a highly sought-after investment in a vibrant seaside town.



## Ground Floor Commercial:

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Dining Area: 5.32m x 9.84m (17' 5" x 32' 3")

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Storage Room: 2.75m x 3.35m (9' 0" x 11' 0")

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Kitchen: 4.66m x 2.63m (15' 3" x 8' 8")

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Storage Room:

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WC: 1.67m x 0.95m (5' 6" x 3' 1")

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Hallway: 1.09m x 2.26m (3' 7" x 7' 5")

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WC: 1.66m x 1.36m (5' 5" x 4' 6")

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## Outside and Services:

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Features: Prime ground floor commercial opportunity in the heart of Tramore's Main Street.

Long-term investment with an established tenant in place.

Well maintained property with modern fittings and a welcoming layout.

Highly sought after location on the newly pedestrianized plaza, ensuring high foot traffic.

Surrounded by key businesses including Boots Pharmacy, Seagull Bakery, The Vee Café, and much more.

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## Directions

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X91 KV04

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## BER Details

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BER D1 800402760

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## Stamp Duty

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Stamp duty @7.5%

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