

For Sale by Private Treaty

Asking Price on application

Sherry
FitzGerald
Talbot



Comerfords Grocery & Filling Station
Portumna Road
Borrisokane
Co. Tipperary



Lease of a well established residential business premises incorporating shop/grocery/filling station/fuel merchant. Occupying a prominent position this premises enjoys a steady local and passing trade yet offers scope and potential for further development. It is rarely the opportunity presents itself to procure such a lucrative business and the Auctioneers confidently inspection. Situated in a predominantly residential area of town within close proximity to a number of local authority housing estates and Borrisokane Vocational School.



Accommodation

Shop/Grocery 36.65 sq metres / 395 sq ft : with fitted sales counter, fitted shelving, display shelving, also incorporating storage area

Kitchen/dining room 16'9" x 12'2" (5.1m x 3.7m): with fitted kitchen, integrated breakfast counter and tiled floor

Rear entrance porch

Upstairs landing with walk in hot press and store room

Bedroom one 12'6" x 6'1" (3.8m x 1.85m):

Bedroom two 16'9" x 12'6" (5.1m x 3.8m): with built in wardrobe and vanity suite

Bedroom three 13'1" x 10'10" (4.0m x 3.3m): with laminated timber floor and built in wardrobe

Bedroom four 12'2" x 10'2" (3.7m x 3.1m): with built in wardrobe and vanity suite

Bathroom 8'10" x 8' (2.7m x 2.45m): with bath, wc and handbasin

Services

Mains water, sewerage, electricity, telephone and ofch

Garden

Enclosed concrete yard and stores

Store One 4.9m x 3.1m (fully shelved)

Store Two 4.6m x 3.12m

Lotto agent, newsagency, fuel merchant, sale of Calor gas, independent petrol/diesel sales, shop area fully air conditioned, back-up diesel generator in the event of power surge





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Viewing

Viewing by appointment. We are open Monday – Friday 9.30am-5.30pm & Saturdays by appointment.

sherryfitz.ie

Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
 - 2 The vendor does not make or give Sherry FitzGerald Talbot or its staff authorised to make or give any representation or warranty in respect of this property.
 - 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
 - 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
 - 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
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