

To Let

€500 plus VAT per month – Ground floor

Sherry
FitzGerald

Talbot



**5 Sarsfield Street
Nenagh
Co. Tipperary**

BER Rating:



Modern retail/office premises situated in a prominent position close to the junction of Sarsfield Street with Mitchell Street and within 20 metres of Hanly street public car park. It is seldom the opportunity arises to procure such an attractive commercial premises in this location and the Auctioneers confidently recommend inspection thereof.



Accommodation

Ground floor

Retail premises 6.6m x 3.8m – 26 sq metres

Office premises (1st and 2nd floor)

Reception area 6.683m x 3.903m (26 sq metres)

Upstairs – Fully let

Office one 3.8m x 3.1m (12'6" x 10'2"): with velux window (12.13 sq metres)

Office two 4.3 (14'1")m x 2.8 (9'2")m (12.08 sq metres): with velux window

Floor area 52 sq metres

BER Number:

Energy Performance Indicator:

Services

Mains water, sewerage and electricity



Contact:

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Viewing

Viewing 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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