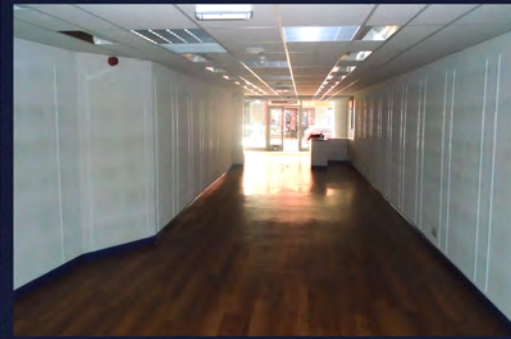


FOR SALE / TO LET



147 Tullow Street, Carlow Town, Co. Carlow

High profile property located on the main retail thoroughfare in Carlow Town

Mid terrace retail building extending to 225.92 sq.m (2,431 sq.ft)

Ground Floor extends to approx. 103.96 sq.m (1,119 sq.ft) with a rear yard extending to approx. 25.53 sq.m (277 sq.ft)

80 space car park to the rear of property

Neighbouring occupiers include Elverys Sports, Supermacs, The Foundry Nightclub, EuroGiant and Lloyds Pharmacy

Guide Price: In excess of €275,000

Description

Entire property extends to approximately 225.92 sq.m (2,431 sq.ft) over ground, first floor and second floor

Mid terrace retail building with retail use at ground floor and storage overhead

80 space car park located to the rear of the property

Additional storage is provided at 1st and 2nd floor level

Accommodation Schedule

Area	Sq.m	Sq.ft
Ground Floor	103.96	1,119
First Floor	94.09	1,012
Second Floor	27.87	300
TOTAL	251.45	2,705
Back Yard	25.53	274

Viewing

Strictly by appointment with Bannon

Guide Price

In excess of €275,000

BER

TBC

Local Authority Rates

We understand that the Local Authority Rates payable for 2017 are approximately €3,248.22 Further details are available at: www.valoff.ie

Location

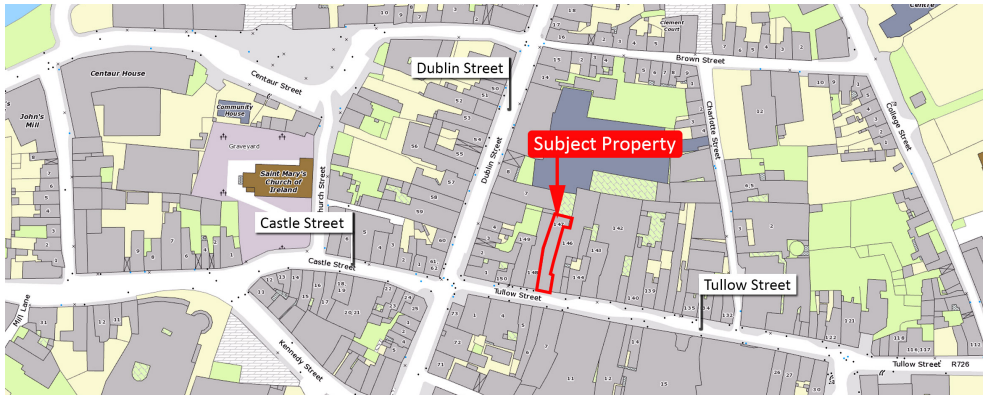
Carlow Town is the county’s largest urban centre with a population of 14,473 (Census 2016), 5% increase on 2011 Census representing approximately 26% of the total population of Carlow County

The N80 acts as a ring road around the northern periphery of Carlow Town. It provides ease of access to the M9 (Dublin – Waterford) motorway which by-passes Carlow to the east

The subject property is located on the north side of Tullow Street in Carlow Town Centre, the main retail thoroughfare in the commercial core of Carlow Town Centre, 35m east of Dublin Street

Tullow Street, Kennedy Avenue and the Potato Market areas are the traditional retail and commercial core of Carlow Town

Neighbouring occupiers along Tullow Street include Elverys Sports, Supermacs, The Foundry Nightclub, Eurogiant and Lloyds Pharmacy



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