

For Sale (By Private Treaty)

**INDUSTRIAL UNIT ON 1.13 HECTARES
(WITH DEVELOPMENT POTENTIAL)
LIMERICK ROAD
TIPPERARY TOWN**



- **PRIME LOCATION ON THE LIMERICK ROAD (N24)**
- **SITUATED OPPOSITE TESCO AND CLOSE TO TIPP TOWN S.C. (DUNNES STORES) & TOWN PLAZA (SUPERMAC'S)**
- **INDUSTRIAL UNIT (418 SQ.M.) WITH CONCRETE/HARDCORE YARD**
 - **ZONED LIGHT INDUSTRY**
 - **SUIT A VARIETY OF USES (stp)**

Location:

- The subject site is located on the north side of the Limerick Road (N24), approx. 1 km north west of the Town Centre.
- The surrounding area is predominantly commercial in nature, located opposite Tesco and Piers Motors (VW Dealer) and close to the Tipperary Town Shopping Centre and Town Plaza (anchored by Dunnes Stores and Supermac's respectively).
- Tipperary Town (population of approx. 4,979 - Census 2016) is located in south Tipperary, approx. 18 km west of Cashel and M8 Motorway, and 36 km south east of Limerick.

Description:

- The property comprises a regular shaped site extending to approx. 1.13 hectares (2.8 acres) with an industrial unit centrally located thereon.
- Access is provided from the frontage along the Limerick Road (N25).
- The industrial unit is of traditional construction, extending to 418 sq.m. (4,500 sq.ft.).
- The site is generally level topographically with the majority either concrete or hardcore surfaced with concrete post and mesh wiring boundary fencing.

Zoning:

The site is zoned Objective LI: "Light Industry" under the Tipperary Town & Environs Development Plan 2013-2019 with permitted uses including Motor Sales Outlet, Office, Industry (Light), Service Garage, and Car Park. Uses open for consideration include Garden Centre, Petrol Station, and Retail Warehouse.

Services:

We understand that all mains services are available or connected to the property.

Title:

Freehold with vacant possession (currently occupied on a short term letting agreement expiring 31st March 2018).



(Not to Scale – For Identification Purposes Only)



Asking Price:

€200,000 (excl. VAT)

BER:

On application.

Viewing:

Strictly by appointment via the sole selling agent.

Contact:

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