

FOR SALE
BY PRIVATE TREATY

3 LOTS – COMMERCIAL/REDEVELOPMENT & RESIDENTIAL

PORTLAOISE, CO. LAOIS



(For Identification Purposes Only)

KEY BENEFITS:

- 2 Storey building fronting Main Street (88/89 Main Street), a rear yard and a substantial, mainly two storey commercial building to the rear.
- 88/89 Main Street may qualify for “Vacant above the Shop” grant.
- Frontage to a lane leading onto Lyster Square, extends through to Main Street.
- Includes a single storey detached house on its own site fronting Lyster Square. (May Qualify for Vacant House Grant)
- Demand for possible alternative uses.
- The entire is zoned “Town Centre” (Primary/Core Retail Area).
- Potential redevelopment opportunity (STPP).



Lavelle Commercial Property

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FURTHER INFORMATION & VIEWING

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LOCATION

- The property is located fronting Main Street, Portlaoise. The bulk of the property has frontage to a lane leading onto Lyster Square and extends through to Main Street.
- The surrounding area is largely mixed in terms of uses, with retail on Lyster Square, residential, entertainment and financial uses on Main Street and residential on the side streets.

PROPERTY DESCRIPTION

- 88/89 Main Street** - The property comprises a 2 storey building fronting Main Street, in basic condition and was previously retail unit on the ground floor and residential accommodation overhead, in basic condition. There is a rear yard accessed via the archway off Main Street.
- Main Commercial Building** - mainly two storey commercial building to the rear, of more modern construction, fronting a laneway off Lyster Square.
- Detached Bungalow** - Single storey detached 4 bed house with off street parking and rear garden fronting Lyster Square in need of refurbishment/repair.

Accommodation (3 Lots)

Building	Size Sq. M	Sq. Ft.
88/89 Main Street (Sale Agreed)	143	1,539
Main Commercial Building (Laneway/Lyster Square)	1,070	11,526
Detached Bungalow (4 bed)	80.82	870

Zoning

The entire is zoned "Town Centre" (Primary/Core Retail Area).

Services

All main services are connected or available to the properties to include mains drainage, mains water, ESB and Gas Fired Central Heating system.

Price (Excl. VAT)

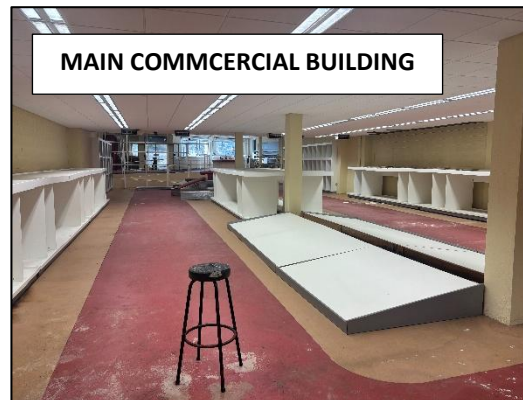
88/89 Main Street: €225,000 (SALE AGREED)
Main Commercial Building: €600,000
Detached Bungalow: €125,000

Viewing

Strictly by appointment only.

BER

BER Rating: TBC



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