

AUCTION



FOR SALE BY ONLINE AUCTION

Unit 17 Roslevan Shopping Centre

Roslevan, Ennis, County Clare

| Circa 236 sqm (2540 sqft)

AMV: €100,000

BER C3

OCM

**O'CONNOR
MURPHY**

PROPERTY DESCRIPTION

FOR SALE BY ONLINE AUCTION ON THURSDAY, 29TH APRIL VIA YOUTUBID.IE

Investment opportunity, Unit 17 comprises a large first floor office suite extending to circa 236 sq.m (2,540 sq.ft) with 10 offices and a comms room benefiting from suspended ceilings, raised access floors, cellular office, carpet coverings and fluorescent lighting.

The property is being sold with vacant possession.





LOCATION

Ennis is the largest town in County Clare with a population of approximately 25,276 (as of the 2016 Census). The town is located circa 40km north west of Limerick and 67km south of Galway. The unit is set within Roslevan Shopping Centre in Ennis circa 1.5km of Ennis Town Centre and just 500 meters to the M18 Motorway, providing excellent connectivity to Shannon, Limerick, Galway and Dublin. Surrounding units in the Roslevan Shopping centre include, Roslevan Dental Clinic, Midwest Hearing Clinic and Liddy's Costcutter.

Services

- Circa 236sqm (2,540sq. ft)
- We have been informed Commercial rates are €3,649.50
- We have been informed the Service Charge Unit 17 €3,037.56
- BER: C3 (BER NO; 800747735)

SPECIAL FEATURES

- All major routes and motorways are easily accessible
- Ideal Investment Opportunity
- Close to Town Centre
- Vacant Possesion

FOR FURTHER INFORMATION

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