

Unit 13 Roslevan Shopping Centre

Roslevan, Ennis, County Clare

circa 236sqm (2540 sqft)

AMV: €130,000 + VAT if applicable





PROPERTY DESCRIPTION

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

The property comprises a first floor unit extending to circa 236sqm (2,540sq.ft) which operated as a gym studio previously. The accommodation briefly comprises two open plan training areas, three toilets, men and women's showers and a small office.

Unit 13 could also be suitable for a yoga, dance, pilates or art studio.





OCM





PSRA Licence 001988 www.oconnormurphy.ie



LOCATION

ACCOMMODATION

The unit is set within Roslevan shopping centre in Ennis. Roslevan is considered one of the best locations within the Ennis area, it is situated within 1.5kms 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.

First Floor

- Studio 1
- Studio 2
- Changing area 1
- Changing area 2
- Bathrooms

SPECIAL FEATURES

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

SERVICES

- Circa 236sqm (2540sqft)
- We have been informed commercial rates are €3,649.50.
- We have been informed service charge is €3,308.68

WWW.OCONNORMURPHY.IE



FOR FURTHER INFORMATION

Contac:t: O'CONNOR MURPHY

LIMERICK

Hibernian House, Henry Street, Limerick **T: 061 279300**

CORK

Phoenix House Monahan Road, Cork city **T: 021 2428938**

DUBLIN

14 Fitzwilliam Square East Dublin **T: 01 5676979**



E: info@oconnormurphy.ie

Disclaimer: O'Connor Murphy and the vendor/ Lessor give notice that 1. These particulars are for guidance only, and do not constitute any part of an offer or a contract 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/ Lessor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. The particulars, various plans, photographs, descriptions and mesurements have been carefully prepared, but their accuracy is not guaranteed, and any intending Purchasers/ Lesses shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misdescription shall be ground for a claim for compensation or for the recision of the Contract by either the Vendor/ Lessor or the Purchaser / Teanat. 5. Neither the Vendor/ Lessor nor O'Connor Murphy nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are concluded on the basis that the Purchaser/ Tenant shall be liable for any VAT arising on the transaction.