

Chereston

BREFFNI CRESENT | ST. PATRICK'S PARK | CARRICK-ON-SHANNON | CO. LEITRIM | N41 N267



APPROX. 0.769 HECTARES (1.9 ACRES ACRES) - ZONED - ENTERPRISE AND EMPLOYMENT APPROX 1,393.5 SQ.M. (15,000 SQ.FT.) GROSS INTERNAL FLOOR AREA

THIS TWO-STOREY OFFICE/INDUSTRIAL BUILDING MAY SUIT A VARIETY OF USES INCLUDING
INDUSTRIAL STORAGE/DISTRIBUTION OR MANUFACTURING.

THE SITE MAY ALSO BE SUITABLE FOR A RESIDENTIAL DEVELOPMENT SITE SUBJECT TO PLANNING PERMISSION

Location

The Chreston industrial building and lands are located to the north west of Carrick On Shannon overlooking adjoining farmland, the River Shannon and the proposed Green Way to the west of the property.

The property is located to the north of Dyr Electrical and Carrick On Shannon Water Treatment Plant and to the west of Breffni Crescent and St. Patrick's Park residential housing estates.

The property is located less than 1 kilometer from Carrick On Shannon town centre and is accessed via Priests Lane to the Main Street and links with the R280 Dublin Road.

This is a popular industrial and residential location on the outskirts of the town given it's close proximity to Carrick On Shannon Main Street and Town Centre, Marinas and convenient access onto the Dublin Road.

Carrick on Shannon is known as the boating capital of the Irish inland waterways with a large Marina in the town centre and excellent access to the Shannon and Shannon-erne Waterway, which is 63 kilometer canal linking two river systems north and south of the border. In addition to Public Marina, Butlers Marina, Emerald Star and Shannon River Cruises there are a host of water sports and

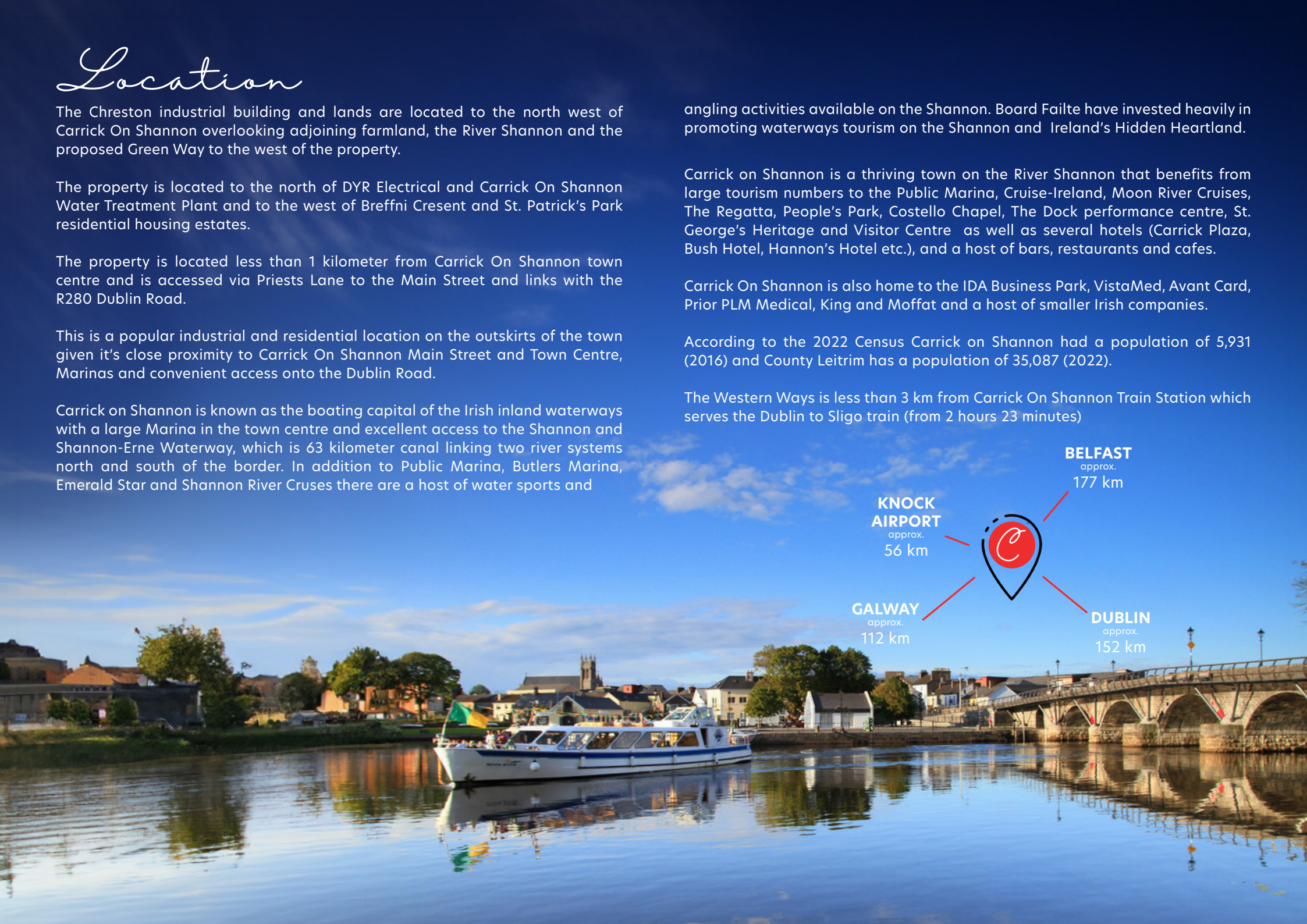
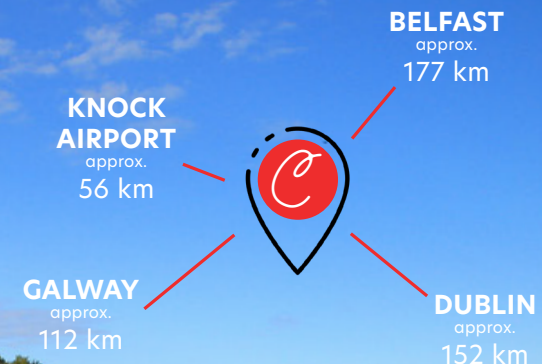
angling activities available on the Shannon. Board Failte have invested heavily in promoting waterways tourism on the Shannon and Ireland's Hidden Heartland.

Carrick on Shannon is a thriving town on the River Shannon that benefits from large tourism numbers to the Public Marina, Cruise-Ireland, Moon River Cruises, The Regatta, People's Park, Costello Chapel, The Dock performance centre, St. George's Heritage and Visitor Centre as well as several hotels (Carrick Plaza, Bush Hotel, Hannon's Hotel etc.), and a host of bars, restaurants and cafes.

Carrick On Shannon is also home to the IDA Business Park, VistaMed, Avant Card, Prior PLM Medical, King and Moffat and a host of smaller Irish companies.

According to the 2022 Census Carrick on Shannon had a population of 5,931 (2016) and County Leitrim has a population of 35,087 (2022).

The Western Ways is less than 3 km from Carrick On Shannon Train Station which serves the Dublin to Sligo train (from 2 hours 23 minutes)



N4

CARRICK ENTERTAINMENT

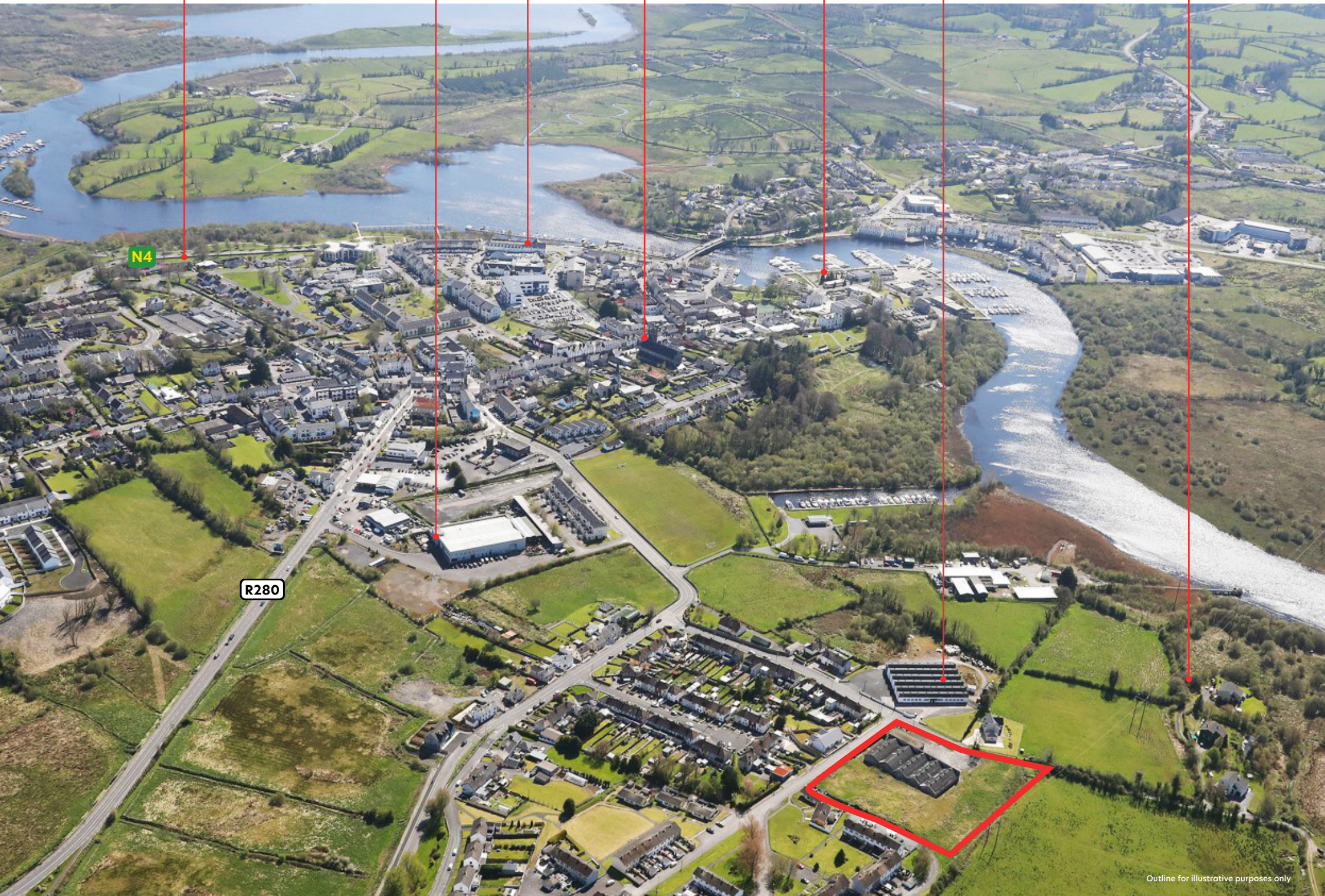
LANDMARK HOTEL

MAIN STREET

EMERALD STAR

DYR ELECTRICAL

BLUEWAY



N4

R280

Description

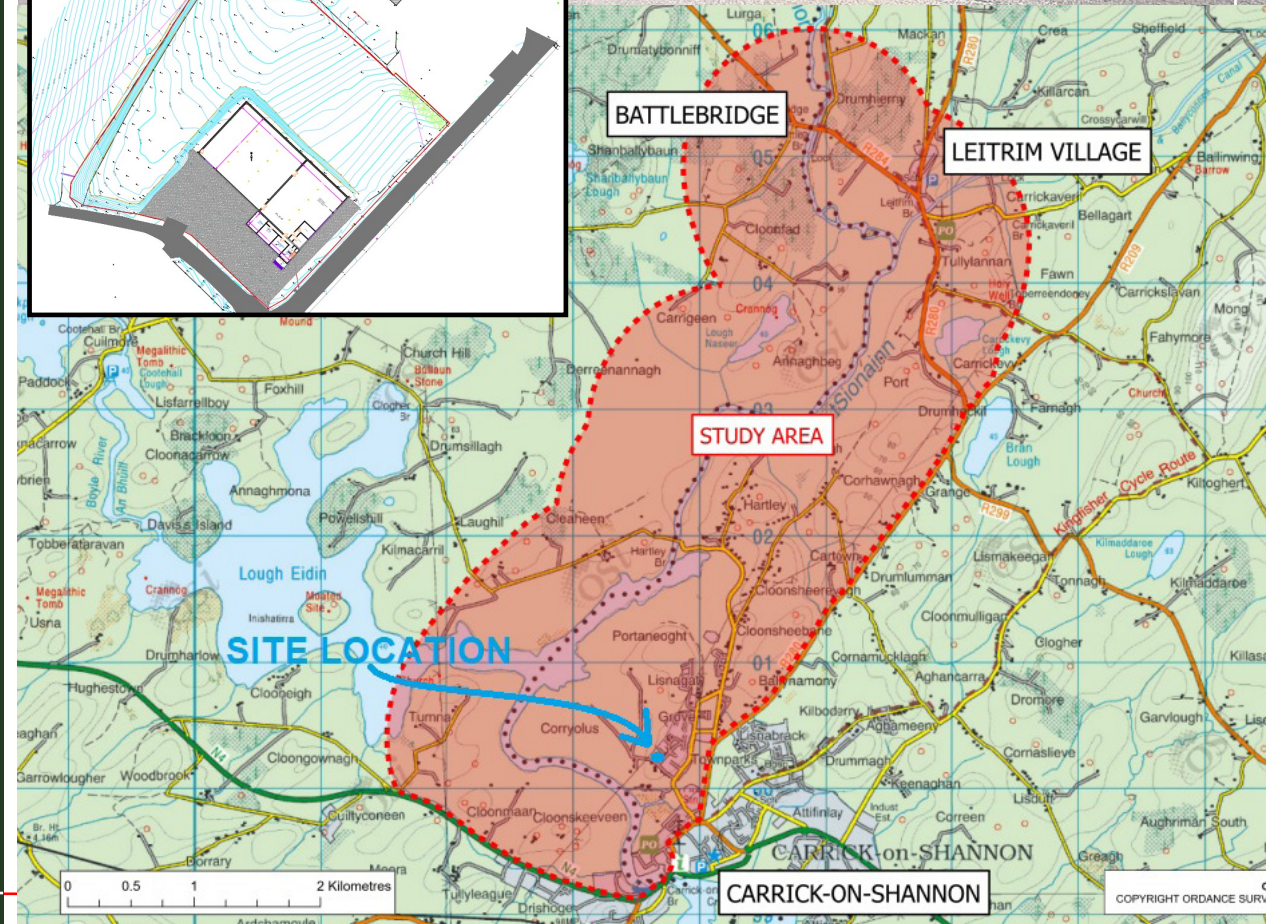
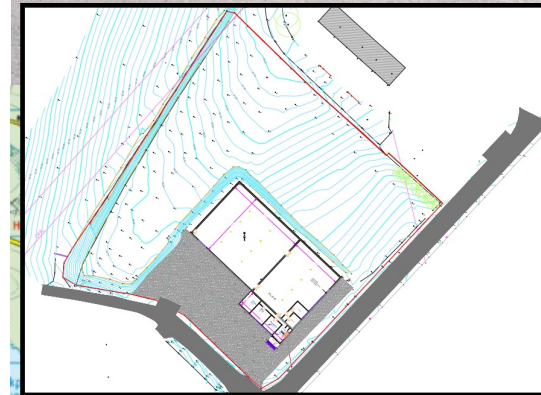
The Chreston industrial building comprises a two-storey office and industrial building that was previously used for manufacturing use. There are two road entrance points onto St. Patrick's Park road into a large car park with approx. 30 - 40 surface car parking spaces and 2 separate delivery areas to the warehouse.

The office comprises approx. 214.7 sq.m. (2,311 sq.ft.) over 2 floors and is interlinked with the 1,030 sq.m. (11,090 sq.ft.) warehouse at ground floor level. The office is of solid concrete block construction with a solid concrete floor and consists of a main reception area (25 sq.m) with stairway access to the first floor and 6 individual offices over the two floors.

The main warehouse/manufacturing area comprises two interlinking rooms of approx. 410 sq.m. and 620.7 sq.m. with two wall openings linking the room and an asbestos roof with 5 truss rafter sections overhead. The warehouse has a roller shutter entrance for drive in deliveries and a separate loading dock along the side of the building for container truck deliveries. There is ample turning space in the large yard space for 40 foot container deliveries,

Development Potential

There could be potential to knock the warehouse building and develop the entire 0.769 hectares (1.9 acres) site for housing (approx. 27 houses S.P.P.) or a developer may choose to keep the warehouse and develop the balance of the site for housing.



Amenities

There are a host of amenities in Carrick-On-Shannon

Public Marina, Butlers Marina, Emerald Star, Shannon River Cruises, Moon River Cruises, Cruise-Ireland

The Landmark Hotel, Bush Hotel, Cryans Hotel, Carrick Plaza Suites, Courtyard Apartments

The Shed Distillery - home of Drumshambo Gunpowder Irish Gin, Drumshambo Single Pot Still Irish Whiskey, and Sausage Free Pure Irish Vodka

The Dock Arts Centre, Glencar Waterfall, Parke's Castle, Creevelea Friary, Costello Chapel

The Hive - Technology Enterprise Centre - office space, training rooms, co-working

Aura Leisure Centre, St. Mary's GAA, Pairc Sean Mac Diarmada, Carrick-On-Shannon RFC

Broadband

SIRO, the broadband network wholesaler announces Carrick-On-Shannon as the latest town to benefit from full broadband roll out.



FLOORS		SQ.M.	SQ.FT.
Ground Floor	Office	107.3	1,155.5
First Floor	Office	107.3	1,155.5
Total office		214.6	2,311
Warehouse Floor		1,048	11,280.6
Total		1,262.6	13,590.5

ZONING

Enterprise and Employment -
Development Plan 2023 - 2027
to be published

TITLE

We understand that the property is Freehold.

VAT

We understand that VAT will be charged on the property transaction.

SERVICES

The property benefits from usual amenities with electricity and water supply.

SOLICITORS

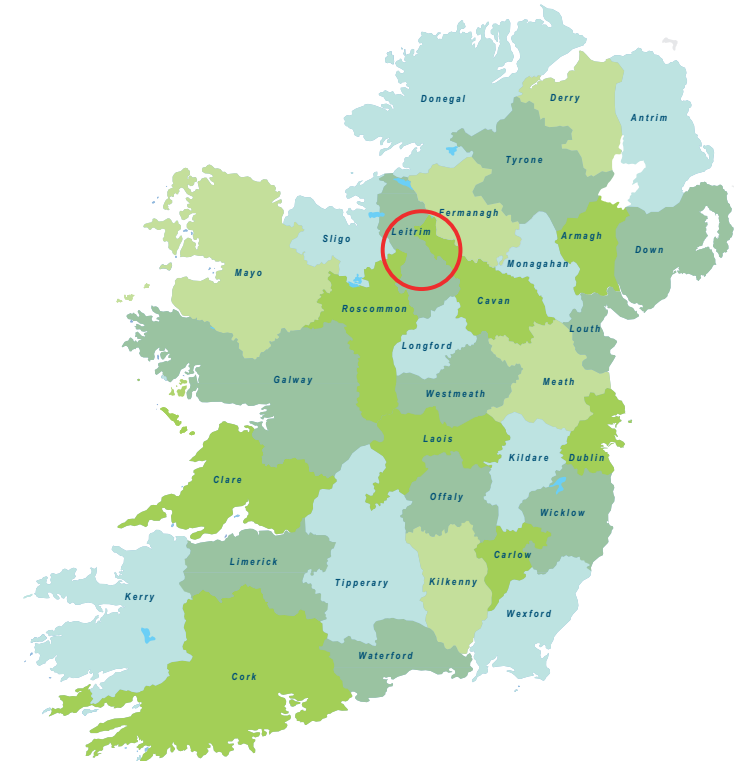
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PRICE

€650,000

BER EXEMPT



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