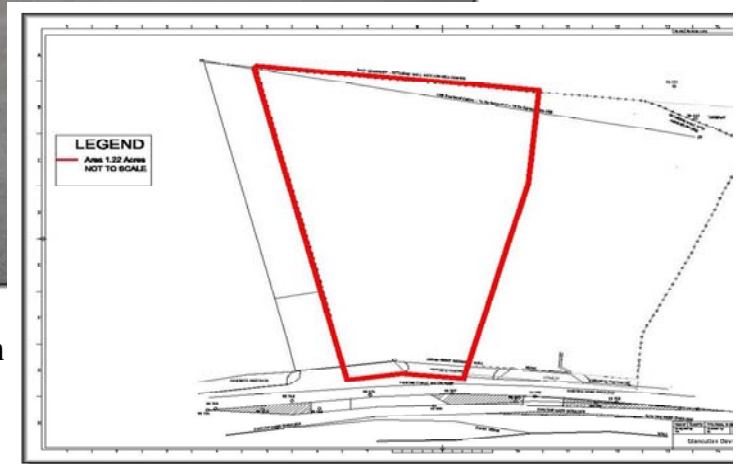


# Gort Road, Ennis

**Commercial Site  
 c 1.22 acres.**

**(2003 planning approval for shop and filling station.)**

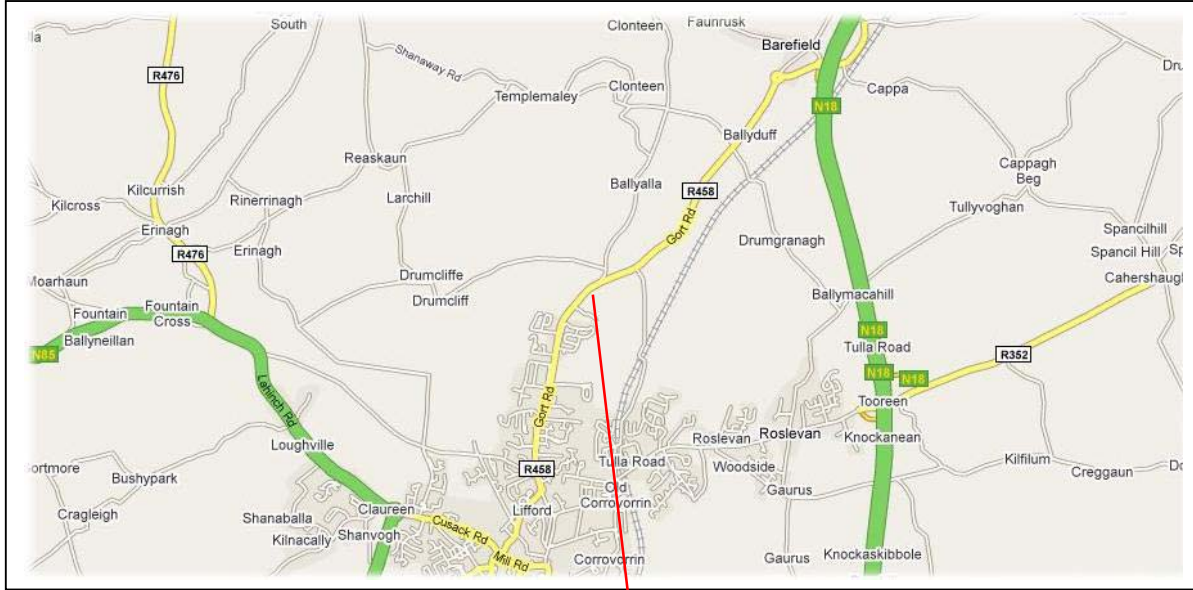


- \* **Prime commercial site on main road to Galway**
- \* **Substantial road frontage.**
- \* **Site cleared fenced and surfaced**  
**(Plans and Planning Permission From 2003 approval available.)**

**Price: €850,000**

Philip O'Reilly & Co.Ltd. for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a proof for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of an offer or contract; (ii) All description, dimensions, references and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) No person in the employment of Philip O'Reilly and Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION



### **1.22 acre site**

The site is in a prime position fronting Gort Road, within 2 minutes of Ennis Town Centre. This is the main access route from Ennis to the new Limerick – Ennis- Galway motorway. The site has very significant commercial potential.

Ennis, the principal town of County Clare, is regarded as one of the most progressive towns in Ireland ranking 11<sup>th</sup> in prominent commercial towns and cities. Ennis is located approximately 37km from Limerick City and 67km from Galway City. Shannon International Airport is only 24km south of Ennis.

Ennis Town and environs has a population of over 25,000 (census 2002). Ennis is designated as a "Hub" in the National Spatial Strategy and as such is a regional growth centre and will attract infrastructural investment to facilitate its further growth and expansion.

