

TO LEASE/FOR SALE BY PRIVATE TREATY

PRIME RETAIL UNIT IN UNRIVALLED LOCATION
ABBEY STREET, ENNIS, CO. CLARE



- **Prime Retail Unit to Lease/for Sale along Abbey St, in the heart of Ennis**
- **Open Plan Ground Floor Retail Unit of 102.6 sqm (1,105 sq ft)**
- **Frontage of 7.5 m**
- **OPTION to also rent/buy the first & / or second floors**

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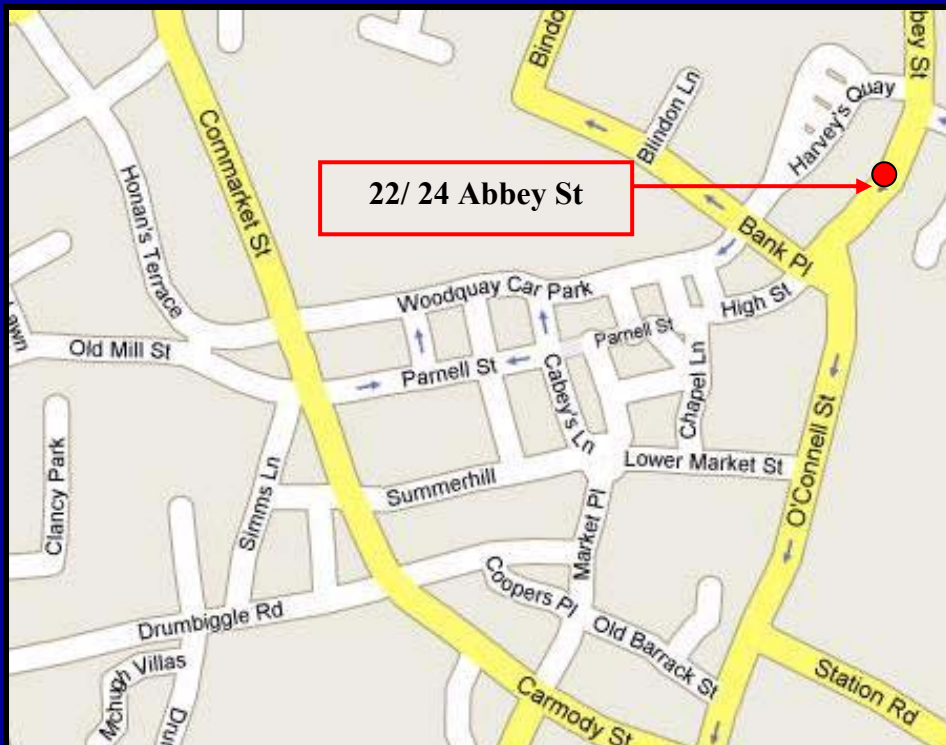
LOCATION

The subject property is on Abbey Street which is the nearest town street servicing Clare County Council office, Ennis Court House, Mercy Secondary School for girls and Christian Brothers Boys Secondary School.

The Old Friary which is one of Ennis's major visitor attractions is adjacent to the property as is the Friary Church.

Adjacent occupiers include: Elverys Sports, Paddy Power, Abrakebabra, O2, Queens Hotel and Nite Club, The Gift Shop. Bars and Restaurants: The Cloister, Knox's, The Library Bar & The Brewery.

The property is immediately adjacent to the Abbey Street and Friary car parks.



DESCRIPTION

The unit comprises of an open plan shop with plastered and painted walls suspended ceilings and carpet floors. The unit is in very good condition. There is also an option of renting/buying the first and second floors also. Both floors extend to 93 sq m. The floors are currently laid out to provide office accommodation. The first floor would be ideal for retail use and the second floor for office or storage.

PROPERTY CODE: 2297