

PSRA Licence No: 003201


FOR SALE
RETAIL UNIT & 3 APARTMENTS
“HEALTHY STEPS”
CASTLEMAINE STREET
ATHLONE
CO. WESTMEATH



Oates Auctioneers are delighted to bring to the market this prime retail unit with 3 residential apartments located overhead. The said unit is situated in Castlemaine Street with a high volume of pedestrian traffic. The total site area is 600 sq. metres with development potential.

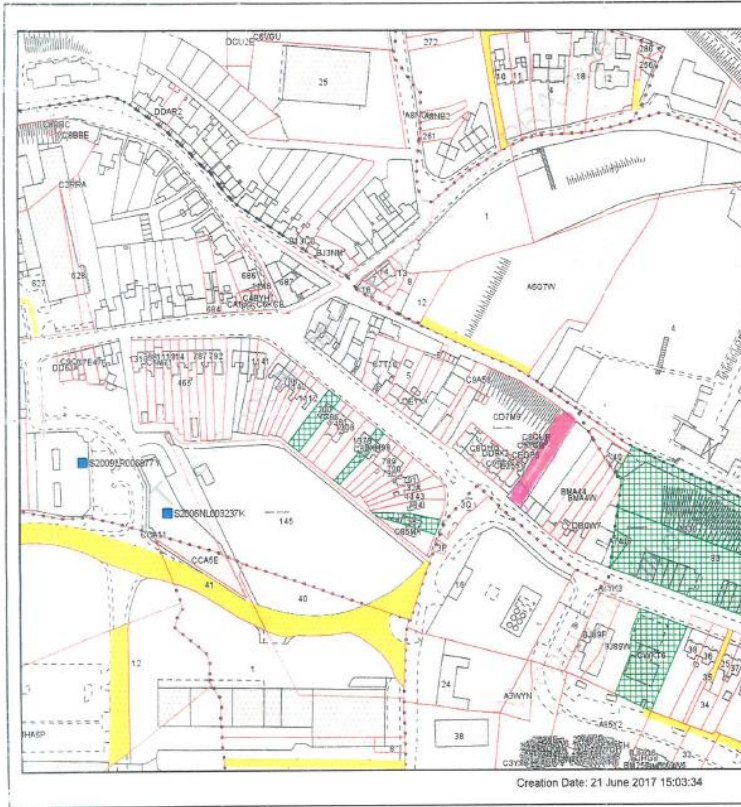
Viewing by appointment with the Sole Selling Agent.

Price Region: POA

| Accommodation | Dimension | Details |
|--------------------------------|--|---|
| <i>Shop Unit</i> | 15 x 15 | Carpet flooring, fitted out as shoe shop. |
| <i>Stock Room</i> | 10 x 9 | Storage space for stock, with two separate stores behind. |
| <i>Store Room 1</i> | 10 x 9 | |
| <i>Store Room 2</i> | 7 x 7 | Toilet & shower. |
| <i>Unit 2</i> | 15 x 15 | Including stairway. |
| |  | |
| <i>Store Room 1</i> | 13 x 11 | |
| <i>Store Room 2</i> | 8 x 8 | Including W.C. |
| <i>Apartment 1</i> | In need of refurbishment. | |
| <i>Living Room</i> | 11 x 11 | |
| <i>Bedroom</i> | 16 x 9 | |
| <i>Bathroom</i> | 9 x 6 | |
| <i>Kitchenette</i> | 8 x 5 | |
| <i>Apartment 2</i> | In need of refurbishment. | |
| <i>Living Room/Kitchenette</i> | 20 x 12 | |
| <i>Bathroom</i> | 4 x 9 | |
| <i>Apartment 3</i> | In need of refurbishment. | |
| <i>Living Room</i> | 11 x 7 | |
| <i>Bedroom</i> | 11 x 9 | |
| <i>Bathroom</i> | 8 x 6 | |
| <i>Kitchenette</i> | 9 x 5 | |

Features:

- ❖ **Long established town centre retail premises**
- ❖ **High volume of passing trade**
- ❖ **Just a short walk from Golden Island S.C., Athlone Town Centre S.C. and Bus & Railway Station**



**The Property
Registration Authority
An tÚdarás
Clárúcháin Maoine**



Official Property Registration Map

This map should be read in conjunction with the foils.

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- (centre-line of poss(s) edged)
- Freehold
 - Leasehold
 - SubLeasehold
 - 'S' Register

(see Section 8(b)(b) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

- Burdens (may not all be represented on map)
- Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Sewer Pit
- A full list of burdens and their symbology can be found at: www.landfirst.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.

(see Section 65 of the Registration of Title Act, 1964) As inserted by Section 62 of the Registration of Deed and Title Act 2006.

