

FOR SALE BY PRIVATE TREATY



BER C2

9 The Square, Tralee, County Kerry V92 FV18

Rare purchasing opportunity in the centre piece of Tralee Town. The Square is bustling with activity seven days a week with unbeatable footfall. This 3 storey mixed use building is being sold with vacant possession. The ground floor was formerly a restaurant and there is an apartment upstairs.

Advised Market Value €350,000



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The ground floor is has plenty of seating area and storage space. An industrial kitchen is fitted to the rear along with customer toilets.

On the first floor is a 3 bedroom apartment. It has a fully fitted kitchen, a living room with an open fireplace and a bathroom.

On the second floor is open space with potential for refurbishing. This floor was used as storage space. Another large apartment could be fitted on this floor.

This building has outstanding investment potential and is an opportunity not to be missed. Be sure not to delay and enquire today.

Ground Floor

Entry hall 1.62m (5'4") x 3.27m (10'9")

Mat, light fittings 3x, em exit lights 2x

Front restaurant 5.91 x 2.57 plus 3.31m (10'10") x 4.73m (15'6")

Dark oak floorboards, Timber wall effects

Back Restaurant 4.88m (16'0") x 5.46m (17'11")

Dark oak floorboards, Timber wall effects

Cashier area 2.30 x 4.42 plus 2.97m (9'9") x 2.24m (7'4")

Tiles, shelving and cabinets, cashier counter, control board

Toilets lobby 1.29m (4'3") x 1.44m (4'9")

Tiles, wood effect walls, wall tiles

Ladies 1.59m (5'3") x 2.21m (7'3")

Tiles, timber effect, wall tiles, Wheelchair friendly toilet, whb, soap and paper dispenser

Mens 1.89m (6'2") x 1.02m (3'4")

Tiles, timber effect, wall tiles, wc, whb, soap and paper dispenser

Staff toilet 1.4m (4'7") x 1.2m (3'11")

Tiles, wood effect, wall tiles, wc, whb, soap and dispenser

Food bar 3.23m (10'7") x 5.79m (19'0")

Sandstone Patio, stonework, timber ceiling, 3x velux windows, timber bar, shelving, sink, storage press

Food storage 2.05m (6'9") x 30.2m (99'1")

Timber effect vinyl, sink

Storage room 2.34m (7'8") x 1.8m (5'11")

Vinyl, shelving, hooks

Kitchen 1.31 x 1.39 plus 4.34m (14'3") x 4.56m (15'0")

Tiles, hobs, ovens, deep fat dryers, sinks, extractors, Fly zapper

Rear entry 1.85m (6'1") x 1.53m (5'0")

Vinyl, Electricity board



Entrance lobby 7.29m (23'11") x 1.34m (4'5") Tiles, electricity meter press, storage closets, stair lift

Toilet 3.25m (10'8") x 1.36m (4'6")
Wc, vinyl, shelving, access to restaurant

1st floor

Landing 1.79 x 2.51 Plus 1.65m (5'5") x 1.38m (4'6")
1.65m (5'5") x 1.38m (4'6")

Kitchen 3.52 x 2.55 plus 1.54m (5'1") x 1.56m (5'1")
Vinyl, solid oak cabinets and drawers, sink

Sitting Room 4.99m (16'4") x 4.62m (15'2")
Carpet, fireplace

Hall 1.09 x 5.12 Plus 5.78m (19'0") x 0.95m (3'1")
Carpet

Bedroom 1 3.07m (10'1") x 4.76m (15'7")
Double room, Laminate floorboards

Bathroom 2.53m (8'4") x 1.75m (5'9")
Tiles, partially tiled, wc, whb, shower with seat

Bedroom 2 2.12m (6'11") x 3.98m (13'11")
Carpet, built in wardrobe

Hot Press 1.91m (6'3") x 1.26m (4'2")
Carpet, shelving, immersion tank

Bedroom 3 6.59m (21'7") x 4.87m (16'0")
Carpet, wardrobe, shelving, sink

Second Floor

Front 10.53m (34'7") x 7.12m (23'4")
Plywood floor, timber hand rails

Rear 5.14m (16'10") x 4.61m (15'1")
Plywood floor, timber hand rails, water tanks, fire place

Directions
V92 FV18

