

'WESTERN WAY'

Dublin Road
Carrick-on-Shannon
Co Leitrim

TAX DESIGNATED

Excellent Commercial
Building approx. 4,992 sq.m
(53,733 sq.ft)

Strategically Located on N4
Sligo-Dublin Route

Extensive Car Parking with
Further Development
Potential

Suit Variety of Uses:
Office / Leisure / Retail /
Motor Showrooms

Generous Capital
Allowance Apply

FOR SALE
By Private Treaty

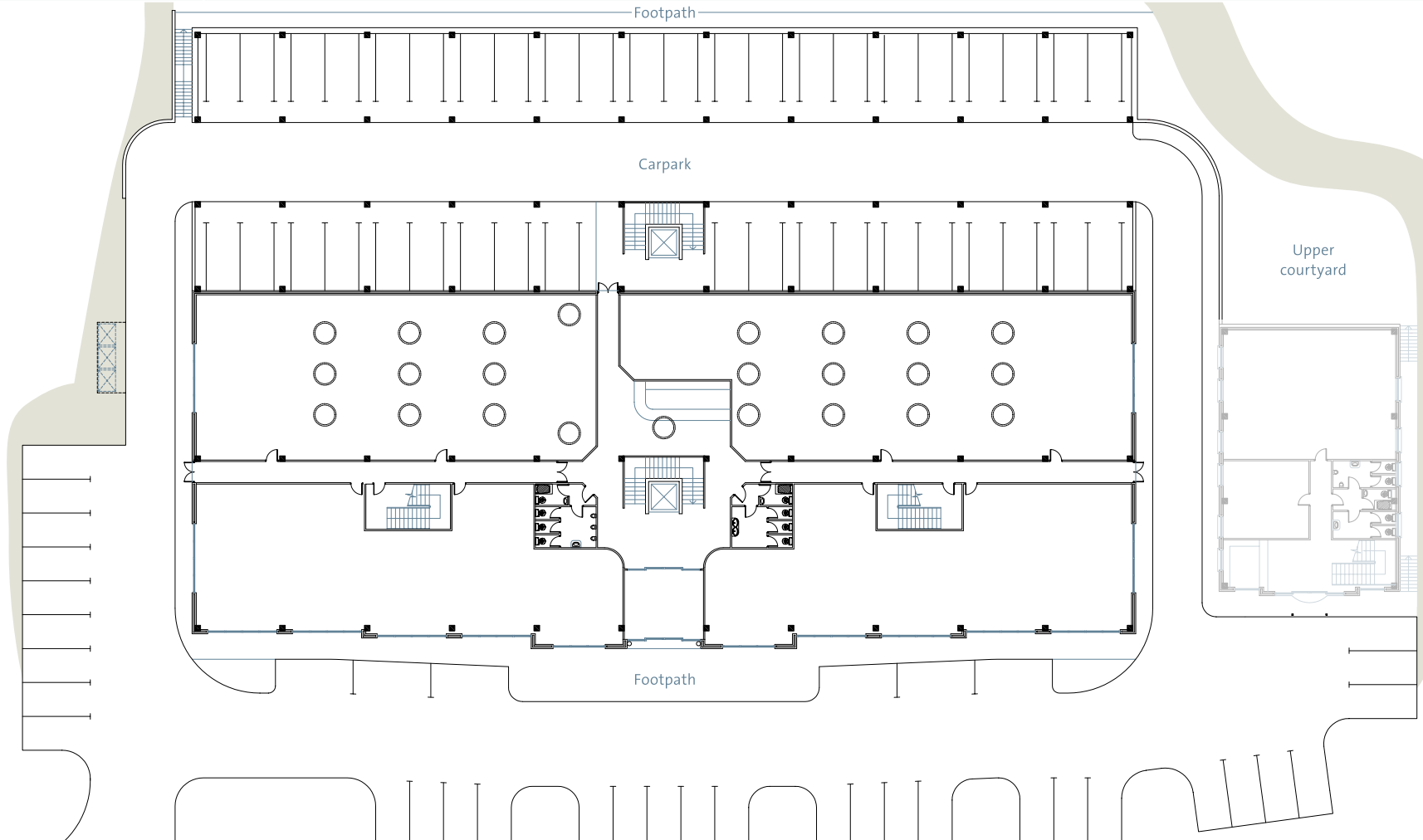


LOCATION

'Western Way' is located in a most strategic position along the N4 on the approach to Carrick-On-Shannon town centre, approx. 50 km from Sligo and approx. 150 km from Dublin. The property benefits from it's proximity to the town centre and is perfectly positioned to attract a wide variety of users including offices, retail showrooms or conversion to a hotel.

Accessibility is key here, and 'Western Way' is well positioned on the Dublin side of Carrick-On-Shannon, on the border between Counties Leitrim and Roscommon, and within 45 minutes drive-time of surrounding county-towns Longford, Cavan, Roscommon and Sligo as well as nearby Boyle. Surrounding occupiers include MBNA, Tesco and the Department of Social and Family Affairs, all choosing to locate premises here in spacious, convenient comfort on a major national route.

SITE MAP



Hatley Manor



Landmark Hotel



DESCRIPTION

This imposing four storey commercial building is located within spacious landscaped grounds allowing for extensive surface car parking and generous delivery and turning areas. The property's impressive glazed 4-storey façade and extensive frontage to the Dublin Road ensures its attractiveness as a high profile landmark commercial building.

'Western Way' provides excellent potential for a variety of high profile retail uses (subject to planning) such as supermarket, department store, furniture

store, toy store, electrical goods store or perhaps a garden centre or motor sales showroom. The property is ideally suited to a high profile office user looking to create a landmark headquarter premises in a strategic location, or may be considered by a call centre or telesales operator. Alternatively, the property would also suit a leisure user, such as a large gym and leisure centre, a bowling and family fun club or indeed the building could be converted to hotel accommodation, again subject to achieving the necessary planning permission for this use.

ACCOMMODATION

Floor	sq.m	sq.ft
Ground	1,593	17,146
First	2,037	21,926
Second	1,307	14,068
Third	55	592
Total	4,992	53,733

Sizes in sq.m and sq.ft are approximate.

There are approx. 100 car spaces. The above Gross Internal Areas of each floor represent the current layout, however there is potential to incorporate the covered car parking area into the built area of the ground floor, thereby increasing the Gross Internal Area of the Ground Floor to approx. 3,000 sq.m (32,213 sq.ft), and the total built area to approx. 6,400 sq.m (68,880 sq.ft). This large ground floor space would create a significant retail draw and would perhaps be best suited to those larger retailers with a requirement for plentiful surface car parking (subject to planning permission).

COMPUTER GENERATED IMAGE OF SCHEME



DEVELOPMENT POTENTIAL

Planning was granted on 8th March 2002 for the construction of 'Western Way', together with a second, independent building to the right of the main building which has not been built, and which was planned to accommodate approx. 448 sq.m (4,822 sq.ft) over two floors. While this grant of permission has since expired, a precedent has been established for the development of this additional space.

CAPITAL ALLOWANCES

We understand that capital allowances are available to both investors and owner occupiers. Investors can claim approximately 90% of the purchase price against their total Irish rental income. A 50% initial allowance can be claimed in year 1, with a 4% annual allowance thereafter until the balance of the qualifying expenditure has been written off. Owner occupiers can avail of approximately 90% capital allowances against trading income. A 50% initial allowance can be claimed in year 1 with a 4% annual allowance thereafter until the balance of the qualifying expenditure has been written off.

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SERVICES

We understand that all mains services are available to the property. Potential purchasers are required to satisfy themselves as to the adequacy of these services for the commercial use intended.

TITLE

We understand the property is held freehold.

ENQUIRIES

Viewing by appointment.

Please direct all enquiries to either of the joint agents:

FINNEGAN MENTON · 17 Merrion Row · Dublin 2
Aidan Hora or Simon Mc Gough
T: 01 614 7900 · E: info@finneganmenton.ie

DNG Farrell · Riverview House · Landmark Court
Carrick-On-Shannon · Co. Leitrim
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