



## The Mall, Castlebar, Co.Mayo, Castlebar, Mayo

Substantial period residence located in Castlebar town centre which offers the potential purchaser an unique opportunity to acquire and transform this property into a exceptional professional services outlet i.e solicitors office, Financial services provider, physiotherapists on the ground floor with the added benefits of living accommodation to the first & second floor. This property would also have primary letting potential for both residential & commercial purposes.

Accommodation Details INNER HALLWAY: (Ground Floor) Width: 5.15m (16' 11") Length: 2m (6' 7") Understair storage WAITING ROOM (Ground Floor) Width: 4.7m (15' 5") Length: 3.5m (11' 6") Marble fireplace with cast iron and tile panels, carpet, 1 x radiator DOWNSTAIRS TOILET (Ground Floor) Width: 2.2m (7' 3") Length: 0.9m (2' 11") Wash hand basin, W.C., extractor fan SURGERY 1 & OFFICE (Ground Floor) Width: 4.2m (13' 9") Length: 3.5m (11' 6") 1 x radiator, Whb, vinyl floor covering, category 2 recessed lighting SURGERY 2 & OFFICE (Ground Floor) Width: 3.2m (10' 6") Length: 3.35m (10' 12") Surgery with Fluorescent lighting, door to rear yard, 1 x radiator, T&G ceiling Office with fluorescent lighting, window, Whb STAIRCASE & LANDING (First Floor) Width: 4.7m (15' 5") Length: 2m (6' 7") Carpeted stairs LAUNDRY ROOM (First Floor) Width: 2.9m (9' 6") Length: 2.25m (7' 5") Linoleum floor covering, 1 x window, incorporates WC, Whb, fire escape access via external aluminum stair access, storage unit KITCHEN: (First Floor) Width: 3.6m (11' 10") Length: 3.5m (11' 6") Extractor fan, single draining sink, electric cooker point, Whb, linoleum floor covering, fluorescent lighting, 1 x radiator DRAWING ROOM: (First Floor) Width: 4.9m (16' 1") Length: 3.45m (11' 4") Open marble fireplace, t.v. point, 2 x radiators, 2x2 hanging lights on wall LANDING: (Second Floor) Width: 4.75m (15' 7") Length: 2m (6' 7") Painted wooden staircase, carpeted stairs BEDROOM (1): (Second Floor) Width: 3.65m (11' 12") Length: 2m (6' 7") Fronting sash window onto street, 1 radiator BEDROOM (2): (Second Floor) Width: 4.85m (15' 11") Length: 3.5m (11' 6") Fronting sash window onto street, picture rail, Whb (with shaving socket overhead) BEDROOM (3): (Second Floor) Width: 3.5m (11' 6") Length: 3.5m (11' 6") Mirror, 1 x radiator, air vent BATHROOM: (Second Floor) Width: 3m (9' 10") Length: 2.65m (8' 8") Carpet, Whb, WC, bidet, storage cabinet, shaving socket ATTIC ROOM ( ) Width: 5.5m (18' 1") Length: 4.4m (14' 5") 4 x radiators, 3 x attic storage units, Velux window, carpet NET INTERNAL AREA (Total Area) Width: 0m (0' 0") Length: 0m (0' 0") COACH HOUSE (GROSS INTERNAL) FRONT AREA (Outside) Width: 7.5m (24' 7") Length: 7.1m (23' 4") Pitch slated roof & corrugated iron to front ATTIC TO FRONT AREA (Outside) Width: 7.5m (24' 7") Length: 7.1m (23' 4") Chipboard flooring, fluorescent lighting, staire attic stairs OLD FACTORY PREMISES (Outside) Width: 13.45m (44' 2") Length: 6.4m (20' 12") Single storey unit with solid concrete floors throughout, mineralized felt roof GENTS TOILETS (Outside) Width: 2.35m (7' 9") Length: 1m (3' 3") STONE SHED TO SIDE (Outside) Width: 9.3m (30' 6") Length: 1.95m (6' 5")

### CONVENIENCE: