



Filling station & shop, Claremorris, Mayo

Under the instruction of the owner of the building, currently being leased to a tenant who are not affected by the sale and have an "Apple Green" filling station and convince store that is a thriving business.

The 3,000 sq ft property is an investment opportunity no to be missed comprising of a convince store, forecourt for fuel pumps, on the ground floor with the first floor suitable for offices or a living residence. There is a three year lease remaining on the current franchise lease. The property is situated on the popular N17 and N60 and national routes. This business enjoys a very strong local and passing trade throughout the year offering convenience goods, general hardwarde supplies, garden and DIY products. The business also offers a strong forecourt fuel sales business as well as a local solid fuel trade in coal, gas and timber. BER: C3 Accommodation- 3,000 sq ft- Two floors. - Ground floor.- Apple Green convenience shop.- Forecourt.- Fuel pumps and fuel supplies.- Air and water facilities.- Ample Parking.- Toilets.- Storage room. - First floor - Offices.- Residence opportunity.- Toilets. Features- Car parking Facilities.- Employs local people in the community. - Large Storage area.- Cold Room.- Alarm system.- Air conditioning.- Car wash facility.- Air and water facilities.- Deli with seating area.- Coffee machine.- Ice Cream Machine.- Thriving business.- Excellent location.- Excellent footfall.- Magnificent investment opportunity. LocationThe location of this property is extremely convenient for passing trade, this filling station has easy access from the main road with ample parking facilities. It is right beside the popular N17 and N60 junction and national routes. Claremorris It is the fastest growing town in the county with an increasing population. All enquires to the sole agent Kevin Beirne auctioneers 086-0540013

BASE INFORMATION:

Rooms : 6
Bath : 4

LAND INFORMATION:

Square feet : 3000

CONVENIENCE: