



Listowel, Kerry

UPPER CHURCH STREET LISTOWEL - Substantial two-storey office suite offering a wide variety multiple uses occupying a large corner site within proximity to Listowel town centre along Church Street and Library Road.

Substantial two-storey office suite offering a wide variety multiple uses occupying a large corner site within proximity to Listowel town centre along Church Street and Library Road. Originally, the maternity hospital and later known as Green Lawn Nursing Home. The property is now occupied by The Brothers of Charity (tenant not affected) on a lease agreement. The property is in very good condition and enjoys all public mains services (water & sewer) and oil fired central heating. The property enjoys ample car-parking with additional garden space to the front and side. There is a lock-up garage to the rear and lock-up store with oil tank. Viewing is highly advised to grasp the true potential on offer. Contact Joint Agents Dillon Prendiville Auctioneers 068-21739 & Ger Carmody Auctioneers 066-7190699. Accommodation: Entrance Hall 3.37m x 6.5m With tiled floor and staircase to first floor. Room 1 (Physio) 5.2m x 4.3m With feature bay window and adjoining wc and whb (1.7m x 2.6m). Room 2 (Early Years) 5.0m x 5.7m Including wc. Staff Canteen 5.5m x 4.3m Tiled floor and fitted kitchen. Room 3 2.9m x 2.9m Reception & Corridor 3.6m x 2.0m Open Plan Lobby 11.5m x 6.7m Access to outside X 2 incorporating 2 lock-up store rooms. Wheelchair WC & Shower 4.3m x 2.8m WC 1.6m x 1.6m Boiler Room 2.6m x 1.8m Therapy Room (Rear of early years) 3.6m x 5.7m Open Plan Sensory/Therapy Room 3.8m x 9.8m Garage 15.0m x 5.2m Including external bin storage area. Store 3.0m x 3.5m Oil tank. Landing Area First Floor With fire exit to staircase. Staff Room 5.0m x 4.26m Feature bay window with fitted units and sink. Office 3.0m x 3.4m Overlooking the front lawn. Office (Meeting Room) 4.3m x 3.7m Shower Room 3.1m x 1.2m Shower, wc and whb. Office 3.1m x 2.3m Office 2.0m x 3.1m Internal Corridor Toilet/Store 2.2m x 3.0m Tiled floor. Office 3.2m x 3.0m Hallway 6.0m x 3.4m Files 4.0m x 2.7m Office (Back) 4.4m x 4.3m Office (Back) 4.5m x 3.8m Corridor Office (Back of Staff Room) 4.5m x 5.4m Office (Side Garden) 3.2m x 2.8m Toilet 2.8m x 2.0m Office (Back Right) 3.8m x 3.8m Office (Back Right) 3.8m x 3.4m Features: Spacious 500 sqm two-storey building. Large pivotal town centre site. Great potential for a variety of uses. Lease agreement with The Brothers of Charity (tenant not affected)

BUILDING INFORMATION:

Floor area (Total) : 500

MORE INFORMATION

BER Rating

BER Rating : C2 BER Number : [800034761](#) BER Energy Performance Indicator: : [466.06](#)