



## Listowel, V31HW11, Kerry

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Pivotaly located town centre substantial ground floor space for lease. Formally EBS premises, the property enjoys a superb location with a high volume of passing traffic and footfall. The property will lend itself to a variety of users and viewing is highly advised. Neighbouring properties include John B Keane Pub, McKenna's Hardware, Paddy Powers and many other retail outlets. Please call Dillon Prendiville Auctioneers for further details 068-21736 Accommodation Reception/Main Office 5.5m x 7.4m Entrance lobby from William Street (large volume of passing traffic and footfall) with large window display, tiled floor and fitted carpet, electric storage heating, large reception desk and feature marble open fireplace. Meeting Room 5.25m x 3.4m Fitted carpet and Velux - access from three points. Office 4.0m x 3.3m Fitted carpet and rear window onto rear yard. Corridor/Canteen 6.4m x 1.2m Fitted unit and sink and rear door access. Toilet 3.2m x 1.1m With wc and whb. Rear Yard With rear door access to vehicle and pedestrian from Old Mill Lane. Store 4.0m x 2.0m Coach House 4.5m x 4.7m Features Prime town centre location. Spacious unit with wc and canteen area. Large yard. Rear access onto Old Mill Lane. 1,000 square feet.

### LAND INFORMATION:

Square feet : 1000

### MORE INFORMATION

#### BER Rating

BER Rating : B3 BER Number : [800867822](#) BER Energy Performance Indicator : [1761.11](#)