



FOX & GALLAGHER LTD

PROPERTY CONSULTANTS AND AUCTIONEER

'SUNFLOWERS CRECHE' **Working Crèche for Lease** **Killala Road, Ballina, Co. Mayo**



A well established crèche for 20 or more children close to the commercial centre of Ballina and easily accessed from Killala and Crossmolina. Fully redesigned internally and externally to provide all modern facilities. Three playrooms, sleep room, child sized toilets and shower, fully-equipped kitchen and utility with converted garage providing additional space. Large rear garden landscaped for safe play areas. All fire and safety certificates and approvals.

Monthly Lease in the Region of €1,000
Lease Terms Fully Negotiable



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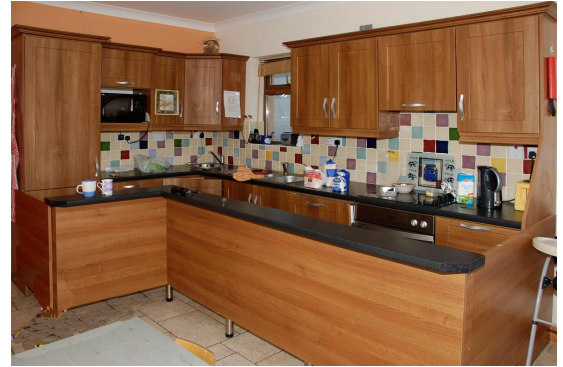
ACCOMMODATION

ENTRANCE HALL: 4.23m x 1.13mm

From the front parking area a ramp protected by metal railings leads to a PVC front door with a combination release lock. A spacious reception area leads to all internal rooms.

KITCHEN/DINING ROOM: 5.19m x 3.67m

An extra large kitchen with safety barriers around all the cooking areas. Good range of built-in units with harlequin tile splashbacks. Overhead fluorescent lights, coving, smoke and fire alarms. Tiled floor



UTILITY 3.03m x 1.75m

A door leads from the kitchen to a good-size utility with matching built-in units and stainless steel sink. A PVC external door leads to the side of the house and garage.

SHOWER ROOM: 1.99m x 1.47m

A door leads from the utility to a shower room with adult W.C. wash basin and shower cubicle with power shower.

The remainder of the bungalow is laid out with the facilities for the crèche. There are three principal play rooms for different activities, a sleeping rooms and toilets.



PLAYROOM NO. 1: 7.45m x 4.29m

The largest of the play rooms is closest to the kitchen and consists of a single room the depth of the bungalow with front facing windows and French windows opening onto the rear garden. Laminate floor.

PLAYROOM NO. 2: 3.48m x 3.45m

A smaller play room with a door connecting to the next large playroom. Front-facing picture window. Laminate floor.



PLAYROOM NO. 3: 7.51m x 3.50m

Another room occupying the full depth of the bungalow with front facing window and French windows leading onto the rear garden. Laminate floor.



SLEEP ROOM: 4.07m x 3.32m

A quiet room with ample space for several cots. Laminate floor.

TOILETS: 2.29m x 2.00m

Full toilet and shower facilities with child size sanitaryware. Tiled floor.

GARAGE: 6.16m x 3.35m

Converted from the original detached garage to provided an additional room for the crèche with its own toilet facilities. Vinyl floor.

OUTSIDE:

The front of the bungalow is completely tarmaced to provide parking space with a separate drive-in and drive-out from the Killala Road. The rear garden has been fully landscaped for the crèche with the two sets of French windows opening onto soft surface areas and a low surrounding wall. A single opening in the wall leads to extensive lawns with a circular path. The boundaries are marked by hedges and wooden fencing with some mature shrubs.



FEATURES

- **Very convenient location within a short walk of the commercial centre of Ballina.**
- **Custom designed bungalow as a working crèche.**
- **Established business only just closed down.**
- **All required fire and safety certificates and Western Health Board approval.**
- **Space for 20 children in the 1-5 years old range.**
- **Full facilities for all day use including kitchen, utility, showers and room for afternoon naps.**
- **Large rear garden laid out for safe play.**
- **Good accommodation with three playrooms and external play areas.**
- **Large attic for additional storage.**
- **An excellent business opportunity in a prime location.**



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