

FOX & GALLAGHER

PROPERTY CONSULTANTS

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Commercial Premises with Accommodation Main Street, Crossmolina, Co. Mayo



A fantastic location in the centre of Crossmolina, just a few feet from the central shrine. The ground floor frontage onto Main Street consists of over eight feet of shop window display and front access to the shop. In addition to the good-sized shop is a kitchen and W.C with access to the rear yard. On the first floor are two small bedrooms and a shower room.

The Moy River with its river walk on both sides is just a few yards away and a new supermarket has opened across the street. This location has the most foot traffic of any site in Crossmolina and would be ideal for any small retail business.



**PRICE REGION:
€125,000**



ACCOMMODATION

SHOP 7.07m x 2.61m

The shop consists of a single long room with the door and window taking up the entire frontage. Access directly from the busy street. There is currently a wash basin and power shower unit fitted and this can be removed if required. Built in shelves and cupboards. Double glazed side window. Laminate floor. A good-sized space ideal for many types of retail business.

KITCHEN: 2.21m x 2.02m

Located at the rear of the shop, the kitchen contains a number of built-in units with stainless steel sink and space for a cooker and fridge/freezer. Vinyl floor and double-glazed window. A door leads to the rear yard with access to the road through a metal gate. Deliveries can be made directly to the premises without passing through the shop.

W.C.: 1.99m x 0.82m

White W.C. and wash basin with tiled splash back. Double-glazed window, vinyl floor.

BEDROOM 1: 2.65m x 1.83m

Accessed by a staircase from the shop, there are built-in wardrobes and drawers. Double-glazed window to rear yard, access to loft, smoke alarm and carpeted floor.

BEDROOM 2: 2.60m x 2.43m

Located across a small landing from bedroom 1 this room could be a second bedroom or a compact living room. The double-glazed window looks directly onto the central junction and shrine. Carpeted floor.

SHOWER ROOM: 1.55m x 0.76m

Tiled shower cubicle with power shower and extractor fan.



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