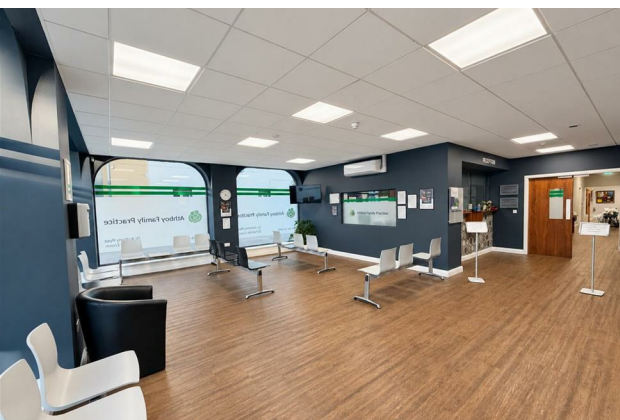






The property comprises a high-profile multi-unit investment property occupying a prominent position in the heart of Athboy Town Centre, with extensive parking.



SEOMRA
FEILÍN



HIGIEINISTE/
HYGIENE



ALTRAÓCHT
DENTIST



Athboy Medical Centre, Main Street, Athboy, Co. Meath, C15 XVF1

INTRODUCTION

The building has undergone a substantial fit-out in recent years and completed to an exceptional standard throughout.

The works incorporated high-quality fixtures and fittings, bespoke woodwork, upgraded electrical installations and comprehensive fire alarm systems, together with numerous other improvements, resulting in a modern and exceptionally well-presented multiunit commercial property.

The property is home to a range of high-quality, established tenants, with occupiers such as medical, physiotherapy, optician, restaurant and dental

The investment currently produces a substantial rent roll in excess of €150,000 per annum, with all existing tenants secured on long-term leases.

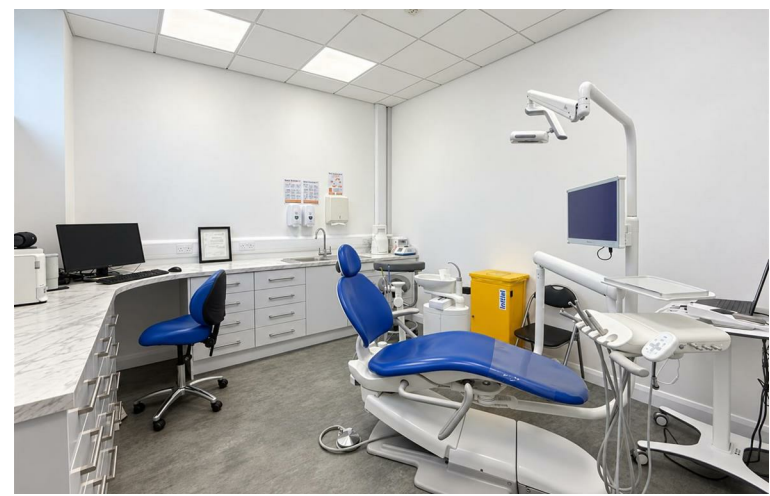
There is scope to further enhance the rent roll, with additional office/multi-purpose accommodation within the building currently unutilised and offering potential for future letting.

The building extends to an overall floor area of approximately 1,410 sq. m. (15,177 sq. ft.). The property represents a superb opportunity to acquire a substantial, high-quality town centre investment, combining an excellent rent roll, established long-term tenants and exceptionally well-appointed accommodation.

With income in excess of €150,000 per annum, together with further rental potential from currently unutilised space, the property offers an attractive opportunity for an investor seeking a strong income-producing commercial asset in a prominent town centre location.

FEATURES

- Excellent investment opportunity
- Established tenants
- Excellent rent roll in excess of €150,000 per annum
- Long-term leases
- Quality building finished to an exceptional standard
- Substantial recent fit-out
- Ample parking
- Town centre location
- Prominent Main Street profile with strong passing trade
- Diverse mix of established commercial occupiers
- Additional office/multi-purpose space with scope to enhance the rent roll
- Lease schedule available on request



ATHBOY EYE CENTRE
OPTICIANS

Teens

Better Vision
Brighter Days



ACCOMMODATION

GP Surgery (Medical)

Ground Floor - 331 sqm. / 3,563 sq. ft.

Athboy Eye Centre - Opticians (Retail 1)

Ground Floor - 85 sqm. / 915 sq. ft.

An Fiaclóir - Dentist

Ground Floor - 119 sqm. / 1,281 sq. ft.

Athboy Physiotherapy

Ground Floor - 256 sqm. / 2,756 sq. ft.



Day Service

First Floor - 185 sqm. / 1,991 sq. ft. Equipped with sensory room.

First-Floor Office/Multi-Use Space

First Floor - 153 sqm. / 1,647 sq.ft. (Currently vacant)

Sabrosa Restaurant

Ground Floor - 281 sqm. / 3,025 sq. ft.



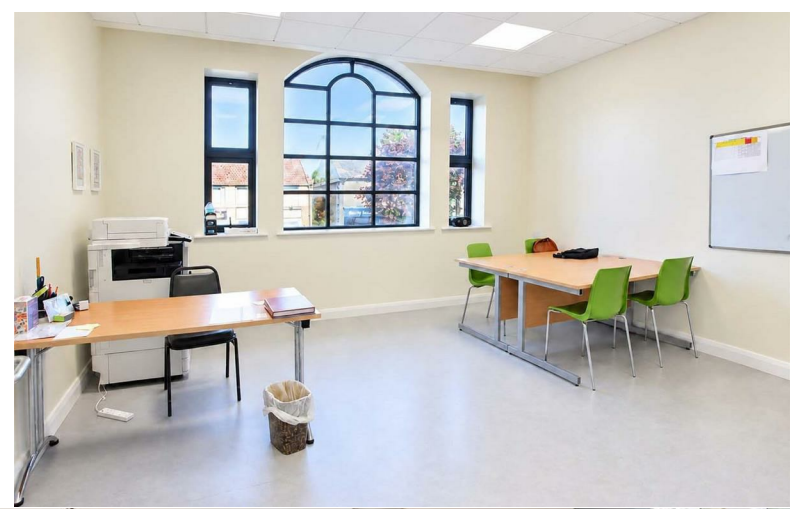
LEASE

Lease Schedule: Available on request.

DIRECTIONS

The property is located on Main Street, Athboy.

EIRCODE: C15 XVF1







0469027666

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