

For Sale

Asking Price: €395,000

**Sherry
FitzGerald**
Daly Kenmare



30 Henry Street,
Kenmare,
Co Kerry,
V93YX74

BER C

sherryfitz.ie



Prime investment opportunity

Retail Unit & One-Bedroom Apartment

An exceptional opportunity to acquire a mixed-use property in the heart of Kenmare town, comprising a ground-floor retail unit together with a one-bedroom apartment over.

The property was comprehensively renovated in 2009 and extends to approximately 74.4 sq. m. (800 sq. ft.) in total.

The apartment benefits from two balconies, including a second-floor balcony, together with a generous rooftop terrace offering excellent sunshine and attractive views across the mountains and Kenmare town.

Ground-Floor Retail Unit 26.3 sq. m. / 284 sq. ft.

Situated on Henry Street, this well-presented retail unit enjoys a prominent town-centre position with excellent pedestrian footfall and strong visibility.

The property benefits from a large display window fronting onto Henry Street, providing an attractive shopfront and excellent exposure. Internally, the unit is bright and welcoming, featuring neutral décor and tiled flooring throughout.

The unit is ideally positioned close to a range of established local and national businesses, including AIB Bank, Maison Gourmet, Fat Face and Kenmare Ice Cream Shop.



Accommodation

Note 1 Room measurements are as per the floor plan and are for guidance purposes only.

Note 2 Map and photographs indicating boundaries are for illustration purposes only.

Retail Unit

Ground Floor Retail shop – 284 sq. ft.

A well-presented retail unit in a prime location in the heart of Kenmare town, with excellent visibility onto Henry Street.

The premises is bright and welcoming, with a large display window overlooking Henry Street, neutral décor and a tiled floor. At the rear of the shop, a glass roof provides natural daylight.

The unit also benefits from: good storage with WC, underfloor heating, Dimplex curtain heater over the entrance door, fire alarm, and security alarm. Ample high/low power electrical sockets throughout.

Apartment

First Floor

Modern one-bedroom apartment situated on the first floor in the heart of Kenmare town.

Kitchen/Dining Room/ Living Room

The apartment features a bright and spacious open-plan living area, incorporating a fully fitted kitchen with top range built-in appliances, a plinth heater(electric) under the sink, a dining area with a table for two, and a living room.

The living room benefits from a large window overlooking Henry Street, providing excellent natural light. An under stairs storage cupboard. This area has attractive wooden flooring.

Second Floor

A wooden staircase leads to the second floor and large landing area suitable for seating/office workspace.

Double Bedroom

Double bedroom with built-in wardrobes, wooden flooring and Velux skylight windows fitted with remote controlled blinds, which provide an abundance of natural daylight.

Shower Room

Good size bathroom with W.C., W.H.B., large top range Mira power shower, heated towel rail and Dimplex heater. The floor is tiled. Window looking out to balcony.

Balcony

Second-floor balcony with double doors opening onto the balcony, overlooking the rear of the property. Private not overlooked. New composite floor. Outside lighting.

Third Floor

Roof Terrace 3.80m x 3.70m. A wonderful private outdoor space enjoying plenty of sunshine and offering views across to the mountains and over Kenmare town. Outside lighting. Outdoor electrical sockets/power points.





Description continued from page 1...

One-Bedroom Apartment 48 sq. m./517 sq. ft.

Accessed above the retail premises, the apartment provides well-appointed and contemporary accommodation arranged over two floors.

The first floor comprises a bright and spacious open-plan living area incorporating: fully fitted kitchen, integrated top range appliances, dining area, living room with modern oak side board, under stairs storage cupboard, Large flatscreen Sony OLED TV and large window overlooking Henry Street.

The second floor provides a generous double bedroom with built-in wardrobe and chest of drawers, together with a modern shower room.

The apartment is sold fully furnished.

A particularly attractive feature of the apartment is the outdoor spaces with a balcony and a generous rooftop terrace.

Special Features & Services

- Prime town centre location
- Mixed-use retail and residential investment
- Retail accommodation of approximately 26.3 sq. m.
- One-bedroom apartment of approximately 48 sq. m.
- Comprehensively renovated in 2009
- Two balconies - rooftop terrace
- Strong pedestrian footfall
- Fully furnished.

Services: Electricity, electric storage heaters, mains water, mains sewerage, plinth heater (under sink), outdoor electrical sockets and power points. fiber broadband available.

Retail unit: underfloor heating, a Dimplex entrance curtain heater, fire alarm and security alarm system.

Apartment: electric storage heaters.

Commercial Rates €1764 per year

BER BER C, BER No. 105555445 (Apartment)

BER BER B, BER No. 801174699 (Retail Unit)



Garden

Second floor balcony and a generous rooftop terrace.

Directions

Eircode V93YX74

Located on lower Henry Street.





NEGOTIATOR

Suzanne Teahan
Sherry FitzGerald Daly Kenmare
34 Henry Street, Kenmare,
Co Kerry
T: 064 6641213
E: admin@seandaly.com

sherryfitz.ie
seandaly.com

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No. 002809