

DOUGLAS NEWMAN GOOD

## 19 Mail Coach Road, Sligo

This is a 2 storey commercial building which has been renovated & extended to the rear. The property is in excellent condition throughout. Both the property itself & its location are prime for a variety of uses.

The current tenants are due to vacate at the end of September 2017.

This is an attractive, stone fronted commercial building. It is conveniently located on Mail Coach Road & with high levels of passing traffic, both day & night. This property is ideal for a variety of uses.



### Mortgage Information

As brokers for 13 of the lenders, we can provide you with expert advice and source the most competitive mortgage to suit your needs. Please contact Tess Monaghan, Senior Mortgage Advisor, on 071 9159222 or 086 3999062.

## Lease Price €10,000 pa

### Location:

Mail Coach Road, Sligo Town & Suburbs

### Directions:

Entering Sligo from the Carraroe direction, continue along Pearse Road. At the traffic lights at Christies Supermarket go left. Continue onto Mail Coach Road & this property is just past the Applegreen Service Station on the left hand side.

## ACCOMMODATION

### Ground Floor

Reception Area

Circa 26sqm. Open plan space with laminate floor.

Staff Area

3.22m x 3.33m(10.56ft x 10.93ft)

With kitchenette, WC & hallway. Tiled floor.

### First Floor

Office to Front

Circa 19sqm. Open plan office with laminate floor.

Office to Rear

4.36m x 3.27m(14.3ft x 10.73ft)

With laminate floor.

## Viewing by Appointment with Agent

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**19 Mail Coach Road, Sligo**

**Negotiator:** Shane Flanagan  
**Email Address:** shane@dngflanaganford.ie  
**Contact Number:** 071 9159222 or 087 2461062

The above particulars are issued by Flanagan Ford on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors. These particulars do not form any contract for sale subsequently entered into.

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