

8 John Street, Sligo, Co. Sligo, F91 TRC9, Ireland,

Residential |

Sale Agreed | €285,000

BER D1

Three storey investment property set on a street corner in Sligo Town Centre offering endless possibilities. Total floor area is circa 216.32 sqm.

This property is perfectly positioned and although it will require some improvements it is generally in good order throughout offering an excellent investment opportunity.

We are advised that the ground floor has previously been used for commercial use and the floors above at first and second floor have been used as residential apartments.

Subject to Planning Permission it may be possible to convert the ground floor into further residential use if any purchaser so wishes and the overall property due to its prime town centre location would attract good demand if placed for lease on the open market.

Location

Situated in Sligo Town Centre on the corner of Charles Street and John Street this ideally positioned town centre property has opportunities for either continuing as a commercial at ground floor or possible alteration to residential use subject to Planning Permission. Both floors overhead are ideally residential which is perfect for this location so close to all Sligo's amenities. Sligo's main street is only yards away and there is excellent commercial and residential activity in the area.



Size:

216.32 sqM - 2328 sqFtSqM

Lower Ground Floor

Array

This area includes an entrance hallway, two rooms and an open plan former reception area/waiting area. There is a downstairs disabled access WC and this opens out to the rear into what was a canteen area with additional storage and seating space. To the rear of this area there is an additional room (3.8m x 2m). This was previously used as a file store room to the rear and does not have natural daylight. The remainder of the ground floor which had previously been used as a commercial unit has extensive natural light through windows and Velux windows at the rear. Previously used as a commercial unit this space may also be suitable for conversion into a ground floor apartment subject to planning permission. There is separate access to the first and second floor living accommodation. Currently the first and second floor share an access directly off John Street, however, there is a second stairwell front onto Charles Street and this may suit sub-division of the property into two independent access ways, subject to planning/Building Regulations.



First Floor

Array

The first floor accommodation has dual access to John Street and Charles Street. There is an entrance hallway, living room, bedroom, shower room and a kitchen area. The property is in need of some cosmetic repair, however, the location is excellent. The stairs between all

floors is finished with carpet.

Second Floor

Array

The accommodation at second floor is kitchen/dining space, living room with a solid fuel stove, bedroom and a shower room. This area is in need of some cosmetic repair, however, it is generally in good order. This is a bright airy apartment at second floor with tonnes of natural light and excellent space.

Garden

Directions

In the heart of Sligo Town. Eircode F91 TRC9.