

Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

28th September, 2022

To: The Cathaoirleach and each Member of the Municipal District of Newcastle West

Proposed Disposal of Property at Main Street, Abbeyfeale, Co. Limerick.



1. Introduction

It is intended that the following proposed disposal of property (see site map in Appendix) will be included on the Agenda for the November Full Council Meeting:

Disposal of property at Main Street, Abbeyfeale, Co. Limerick to Eoin Gibbons in the sum of €51,000.

2. Description and Location of Property

The property is a former butcher's shop with overhead residence which the Council purchased a number of years ago. It comprises a three-story premises in need of refurbishment, with retail on the ground floor and residential on the two upper floors. There is storage and a yard to the rear.

It is located on the main thoroughfare through the town of Abbeyfeale, surrounded by other mixed-use properties. The total site area of the property and surrounding land is approximately 0.04 hectares (0.1 acres).

3. Marketing of Property

The property was brought to the market and advertised for Sale by Private Treaty on 27th May, 2022. The property was fully exposed to the market including the use of internet advertising and an on-site For Sale sign.


There were a large number of enquiries on the property. Viewings were facilitated by appointment to all interested parties and a competitive bidding scenario commenced following the viewings. Over the course of the marketing campaign 6 parties submitted bids on the subject property.

4. Key Elements of Proposal

Mr. Gibbons' offer is subject to contract, survey and satisfactory title. He has confirmed, and provided evidence, that he has the funds available to complete the sale. He intends to refurbish the property and put it back into retail use.

5. Executive Recommendation to Council.

The proposal before the Members is to note the proposed disposal of the property to Eoin Gibbons in the sum of €51,000.



Tina Knox
Administrative Officer
Property & Community Facilities
Community, Tourism & Culture Directorate
Limerick City & County Council

Appendix

Location Map – property marked in red

