For Sale by Private Treaty

Residential/Commercial Opportunity
Retreat Road, Athlone, Co Westmeath

- Former 20 bed nursing home on site approx. 0.93 hectares (2.31 acres).
- Extending to approx. 932.85 sq.m. (10,041 sq.ft.).
- Well located on Retreat Road on the edge of Athlone town centre.
- Suitable for a variety of occupational and development uses subject to planning permission.
**Location**

The subject property is situated off Retreat Road approx. 1.2 km east of Athlone town centre. The property is located to the south of Athlone Community College and Marist College, and directly opposite Our Lady’s Bower Secondary School accessed from Retreat Road.

Athlone, located in the centre of the country, is the largest town in the midlands region with an urban and rural population of 20,153 as per the Census 2011. The third level Athlone Institute of Technology, with a student population of almost 6,000, is situated close to the subject property whilst large local employers include Alkermes Pharma, the Department of Education, An Post and IDA Ireland.

**Description**

The property comprises a substantial former two storey nursing home which has the benefit of a car park with 20 spaces. The entire site encompasses an area of approx. 0.93 hectares (2.31 acres). The property extends to a gross internal floor area of approx. 932.85 sq.m. (10,041 sq. ft.)

The original house was constructed in the 1930’s and there have been subsequent additions to the property over the years to meet requirements. Facilities on site include twenty bedrooms over two floors which can be accessed via a lift. Four of the bedrooms are en-suite. Located on the ground floor is a fully fitted kitchen, dining facilities and an oratory. There are gardens to the front and back of the subject property which have been well maintained.

Internally the property has been maintained to a very good standard over the years. Accommodation provides bright, spacious living accommodation, dining and kitchen facilities, recreation rooms and an oratory.
Accommodation
The approximate gross internal floor area is as follows;

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq. m</th>
<th>Sq. ft.</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>675.85</td>
<td>7,274.78</td>
</tr>
<tr>
<td>First Floor</td>
<td>257.00</td>
<td>2,766.32</td>
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<tr>
<td>Total</td>
<td>932.85</td>
<td>10,041</td>
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Zoning
The property is located in an area zoned ‘Existing Residential’ in the Athlone Town Development Plan 2014-2020. The aim is to ‘Provide for Residential Development, associated services and to protect and improve residential amenity.’ A range of uses is permitted such as crèche/nursery, education, cultural use and retirement home amongst others.

Open for Consideration uses include residential, guest house, hotel, health centre and offices amongst others.

Potential
Mont Vista nursing home is a unique opportunity to acquire a well maintained building with modern extensions, occupying a generous size site on the edge of Athlone.

The building is suited to its former use as a nursing home or alternatively for conversion to alternative uses including private residential, apartments, student accommodation, health care, specialist healthcare, conference centre, training centre and educational use, subject to planning permission.
Services
We understand that all mains services are connected to the property.

Title
Freehold.

Price
On application.

BER Details
BER Rating: D1
BER Number: 800509747
Energy Performance Indicator: 674.32 kWh/m²/yr

Contact
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Note: The foregoing particulars are for guidance purposes only and are not intended to form part of any contract. The accuracy of measurements and descriptions is not guaranteed and intending purchasers should satisfy themselves by inspection or otherwise as to their correctness.