



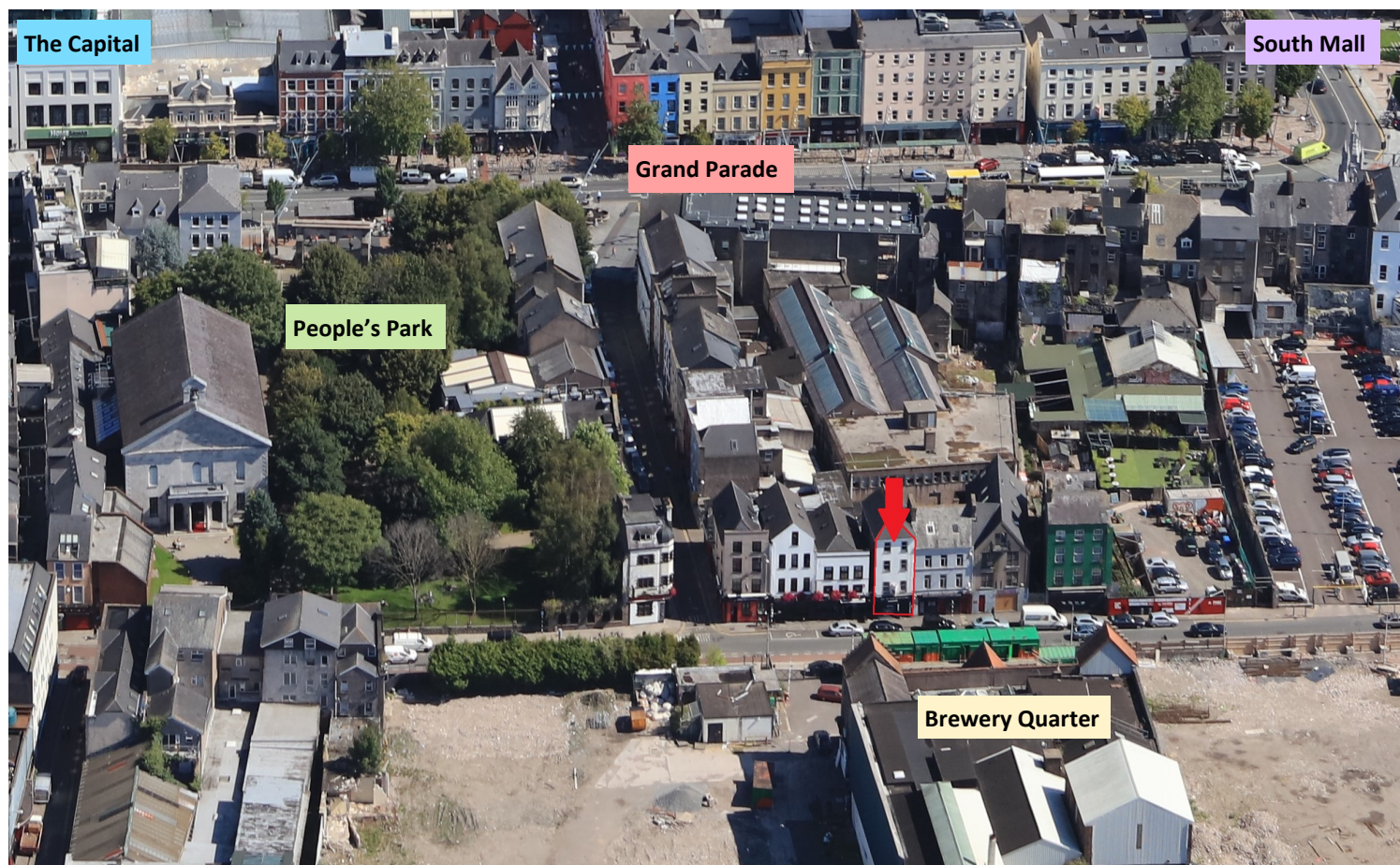
CHARTERED SURVEYORS
AUCTIONEERS
VALUERS
ESTATE AGENTS

43 Grand Parade, Cork.
tel: 021 427 1127
info@caseyandkingston.ie
www.caseyandkingston.ie



INVESTMENT FOR SALE

30 South Main Street, Cork



Site Highlights:

- High quality mixed use city centre property, with ground floor takeaway & 4 upper floor apartments.
- Current income of €73,200 P.A. rising to €76,200 in 2018, tenants unaffected.
- Excellent city centre location adjoining Brewery Quarter home & proposed Event Centre & 200 bed student accommodation (currently under construction).

Contact

Declan Hickey

e-mail: dhickey@caseyandkingston.ie
Mob: +353 (0) 87 6529320

Sam Kingston

e-mail: skingston@caseyandkingston.ie
Mob: +353 (0) 87 2433019

Description:

Well maintained, high quality four storey property with mixed uses. The ground floor of the property contains a commercial/retail unit which is let to a takeaway with a street facing entrance. The upper floors contain four self-contained residential units.

The Location:

30 South Main Street, City Centre, Cork
Excellent city centre location adjoining Brewery Quarters, which is home to the proposed Event Centre and a 200 bed student accommodation unit currently under construction. This property is within a 5minute walk from St Patrick's Street.

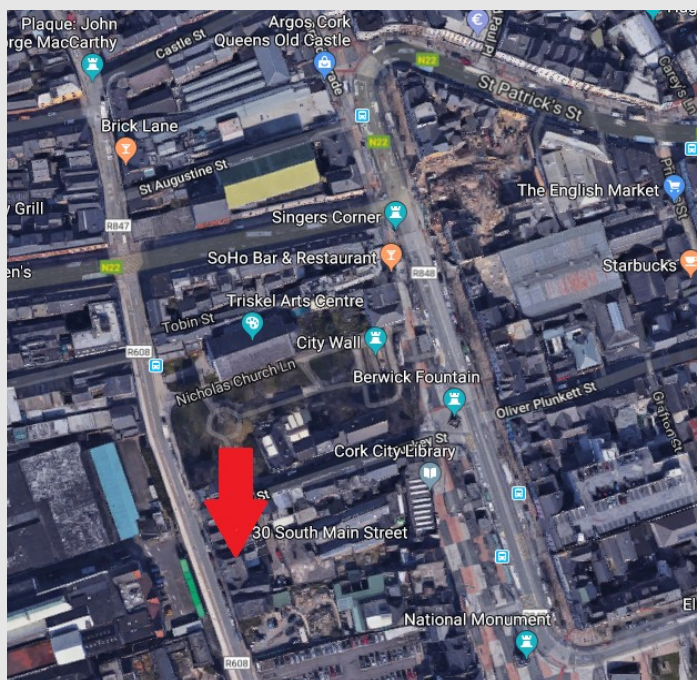
Features:

Timber floors throughout
Store to rear
Side entrance
Smoke alarm
Emergency lighting
Air conditioning
3 Phase Electricity

Rental Income:

Current €73,200 per annum

Location Map:



Zoning / Planning:

Ground floor planning for takeaway.
Rental accommodation overhead.

Accommodation & Breakdown of Rental Income

Ground Floor:

Takeaway / Restaurant

Porch: Double doors, Tiled floor

Front Section: 9.1m x 4.2m (38.22 m²)

Rear Section: 6.4m x 2.8m (17.92 m²)

10 Year Lease 2018 Rent:

-Year 1 and 2 €27,500 per annum

-Year 3 – 5 €30,000 per annum

First Floor:

Unit 1 6.4x4.3m (27.52 m²)

Reception hall

Living/Kitchen area

Bedroom: En suite with three piece suite

Heating: Electric storage heating

Rent: €11,400 per annum

Unit 2 6.4x4.3m (27.52 m²)

Living/Kitchen area

Bedroom

Heating: Electric storage heating

Rent: €11,400 per annum

Second Floor:

Unit 3 6.4x4.3m (27.52 m²)

Kitchen/Breakfast/Living Area

Bedroom: En suite with three piece suite

Rent: €11,700 per annum

Third Floor:

Unit 4 6.4x4.3m (27.52 m²)

Kitchen/Breakfast/Living Area

Bedroom: En suite with three piece suite

Rent: €11,700 per annum

Advised Market Value:

€700,000

CONDITIONS TO BE NOTED

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail