

# INVESTMENT FOR SALE

18, Georges Quay, Cork.



- Superb Investment opportunity comprising ground floor Retail Unit with four fully tenanted apartments overhead.
- Located on Georges Quay, it is only a two-minute walk from the City Centre.
- Annual Rental Income €53,160
- Tenants Unaffected

Advised Market Value (AMV) €550,000

**For Sale by Private Treaty**

PSRA Licence No: 001643

Casey &  
Kingston

4271127



#### Retail Unit:

Front Office: 6.3 X 4.45

Rear Office: 5.2 X 3.2

Store: 5.2 X 2.5

Rear Lobby: Single drainer unit incorporating mixer taps.

Half Landing w.c. and wash-hand basin.

Annual Income: €12,000

#### Apartment 1 – 1 bed-roomed

##### **Reception Hall**

**Sitting Room/Kitchen** 4.7 X 4.65m

Floor and eye level presses. Single drainer sink unit incorporating mixer taps. Partly tiled wall. Tiled floor.

**Bedroom** 3.8 X 3.1m

Bay-window.

##### **Ensuite:**

White 3 piece incorporating "Mira" electric shower. Partly tiles wall. Tiled Floor.

**Rental Income:** €9,600 pa

#### Apartment 2 – bed-roomed

##### **Reception Hall**

**Sitting Room/Kitchen**

Floor and eye level presses. Single drainer sink unit incorporating mixer taps. Partly tiled wall. Tiled floor.

**Bedroom 1** 3.8 X 3.0m

**Bedroom2** 2.9 X 2.8m

##### **Shower room.**

White 3 piece suite incorporating "Triton electric shower.

**Rental Income:** €9,600 pa

#### Apartment 3 – 2 bed-roomed

**Reception Hall** with hardwood floor.

**Sitting Room/Kitchen** 4.7 X 4.5m

Floor and eye level presses. Single drainer sink unit incorporating mixer taps. Partly tiled wall. Tiled floor.

**Bedroom 1** 3.8 X 3.0m

**Bedroom 2** 2.9 X 2.9

##### **Shower room.**

White 3 piece suite incorporating "Triton electric shower.

**Rental income** €12,000 pa

#### Apartment 4 – 1 bed-roomed

**Reception Hall.**

**Sitting Room/Kitchen** 5.95 X 3.3m

Floor and eye level presses. Single drainer sink unit incorporating mixer taps. Plumbed for washing machine. Partly tiled wall. Timber floor.

**Bedroom 1** 4.45 X 3.3m

##### **Shower Room**

White 3 piece suite incorporating "Triton electric shower.

**Rental income:** €9,000 pa



**INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS**

**CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK.** Email: [info@caseyandkingston.ie](mailto:info@caseyandkingston.ie)

**CONDITIONS TO BE NOTED**

1. 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.
2. 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.
3. 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.

**Company Registration No. 273066**  
**Registered Office:** Straboe Ltd, 43 Grand Parade, Cork.  
**PSRA Licence No:** 001643

