

## **For Sale / To Let**

### **Retail Showrooms, Cork Road, Waterford.**



Superb purpose built Retail Showroom Premises located within the 'motor mile' on the Cork Road, Waterford. Extending to c. 5,000 sq.ft. total floor area, this superb retail premises was constructed in 2005 as a purpose built motor showrooms, and service facility. Easily adaptable for use as a retail premises, this excellent unit is set out on its own c.0.3 acre site with parking for up to 50 cars. This premises has limitless possibilities for use from retail, wholesale and the motor trade. Constructed from a steel modular frame with block in-fill walls, insulated metal cladding to walls and roof sections, and extensive glazed display area to the front elevation of the property. The property also benefits from a fully tarmacadam car park with flood lighting, and secure metal railings and gate surrounding the property. The property also has a separate goods access to the side of the property and roller shutter door goods entrance to the rear.

**Price on Application**

## **Location**

Located C. 2 miles from Waterford City, the site has direct access onto the main N25 Waterford to Cork Road, and is easily accessible from the City Centre, The Outer Ring Road, and the new River Crossing via The Ballinaneesagh roundabout. Surrounding neighbours include Harvey Norman, B&Q, Carpet Right, Hickeys Home Focus, and Heiton Buckley Builders Providers, along with all the major motor brand dealers including Mercedes, Volkswagon, BMW, Opel, Saab, Mazda and Volvo to name but a few.

## **Dimensions**

Showroom / Offices / Toilets	19.33 x 15.41	297.87 m2
Workshop / Stores / Canteen & Toilets	6.73 x 11.92	80.22 m2
Mezzanine floor area inc. offices	12.65 x 4.34	54.90 m2
Store	5.17 x 6.00	31.02 m2
Total Ground Floor Area	378.09 m2	(4069.76 sq.ft.)
Total First Floor Area	85.92 m2	(924.84 sq.ft.)
Total Floor Area	464.01 m2	(4994.60 sq.ft.)

For further information and details, contact DNG Thomas Reid Auctioneers on  
**051-852233.**





DOUGLAS NEWMAN GOOD

# DNG

THOMAS REID

**FOR SALE**

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