

## 11 Pearse Square

Fermoy • Co. Cork • P61 RH27

BER  
Exempt



C.2390sqft. The property comprises of two interconnected buildings consisting of a mid-terrace three storey building with former bar premises on the ground floor with residential accommodation over three floors overhead which is accessed via New Market Street.

**Guide €200,000**

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork

[www.michaeldorgan.ie](http://www.michaeldorgan.ie)

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[www.daft.ie](http://www.daft.ie)

[www.myhome.ie](http://www.myhome.ie)



C.2390sqft. The property comprises of two interconnected buildings consisting of a mid-terrace three story building with retail premises on the ground floor with residential accommodation over three floors overhead which is accessed via New Market Street. Guide €195,000

Prominent Pearse Square premises, centrally located in Fermoy Town Centre. Large open plan bar with dual access. Residential accommodation overhead in need of repair accessed via New Market Street.

#### Location

The premises is situated on Pearse Square which is centrally located within Fermoy town centre. Fermoy is situated on the River Blackwater and is located 30minutes north of Cork city and 15minutes south of Mitchelstown.

#### Description

The property comprises of two interconnected buildings consisting of a mid-terrace three storey building (former bar) on the ground floor with residential accommodation over three floors above which is accessed via New Market Street.

#### 11 Pearse Square

##### Ground floor

Bar c.122.m2

Gents c.7.35m2

Ladies c.16.45m2

##### First Floor

Living room c.21.3m2

Bedroom 1 c.9.74m2

Bathroom 2 c.22.65m2

##### Second Floor

Bedroom 3 c.12.4m2

Bedroom 4 c.9.80m

New Market Street

Ground floor

Store room 1 c.16m<sup>2</sup>

Store room 2 c.10m<sup>2</sup>

Cold room c.9m<sup>2</sup>

Bottle store c.10.48m<sup>2</sup>

Hallway c.10.9m<sup>2</sup>

First Floor

Bedroom 1 c.10.5m<sup>2</sup>

Bedroom 2 c.12.4m<sup>2</sup>

Bedroom 3 c.26.0m<sup>2</sup>

Bathroom c.6.0m<sup>2</sup>

Solicitor : Mr. Ciaran O'Keeffe, M J O'Callaghan & O'Keeffe Mitchelstown, Co. Cork

Building Energy Rating

BER: Exempt

BER No.

EPI:

Terms:

Guide: €200,000

This spacious property is being offered for sale by private treaty, terms are available & to be negotiated on application with.

Michael Dorgan Auctioneers & Valuers

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Viewing: Strictly by Appointment only.

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