

22 DOUGLAS STREET, CORK CITY. T12 WP2F

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cohalandowning.ie

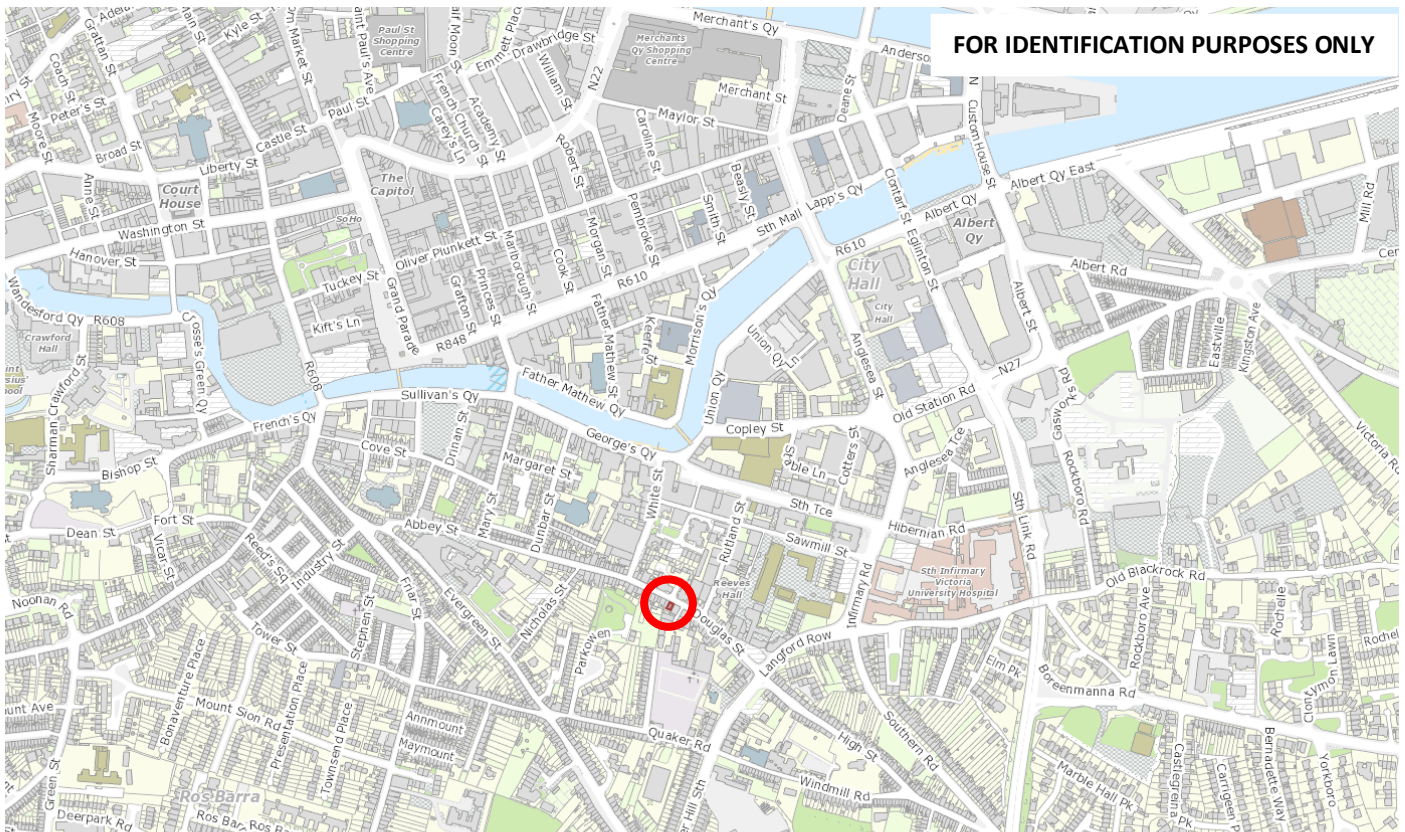
- > Imposing, mid-terrace, mixed use building laid out over ground, first, second & attic floor.
- > The property extends to approximately **1,605 sq. ft. (149 sqm)** in total and benefits from shared access to the commercial and overhead residential elements (2 x 1 bed units).
- > The ground floor Café, currently trading as Pierogarnia / Dumplings, is let on a 4 Year 11 month lease at a rent of **€15,600 pa / €1,300 pcm** exclusive. The tenant is unaffected by the sale.
- > The overhead residential accommodation is fully fitted and laid out as a 1 bed unit on the first floor and another 1 bed unit over second & attic floors. The accommodation is bright and spacious and offered with vacant possession.
- > 22 Douglas Street has been well maintained by the current owner with recent upgrades including the replacement of all the upper floor windows and the installation of independent Gas fired central heating systems in the residential units.
- > The property fronts Douglas Street and is located only a short stroll to the bustling city centre and within close proximity to UCC & Bons Secours.

FOR SALE BY PRIVATE TREATY

Viewings Strictly By Appointment With Sole Agents



Location:



Accommodation:

| FLOOR | SQM | SQFT |
|--|------------|--------------|
| Ground Floor - Commercial | 36 | 388 |
| First Floor - Residential (1 Bed) | 40 | 431 |
| Second Floor / Attic - Residential (1 Bed) | 73 | 786 |
| TOTAL AREA Approx. | 149 | 1,605 |

Lease Details:

We understand Pierogarnia / Dumplings have been in occupation of the ground floor commercial section since September 2020. The current lease runs for a 4 Year 11 Month Term and is due for renewal in August 2025. The current rent passing is **€15,600 per annum / €1,300 pcm** exclusive.

TENANTS REMAIN UNAFFECTED BY THE SALE.

Viewing:

Strictly by prior appointment with Sole Selling Agents;

John Corbett

E-mail: jcorbett@cohalandowning.ie **M)** 087-9467201

Rates:

TBC - €2,300 (2024) approx. - Paid by Tenant.

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

LICENCE NO. 001641

BER C2 **BER C3**