

Mixed Use Investment

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For Sale by Private Treaty (Tenants not affected) 10/11 Pearse Square, Ballyphehane, Cork.



- Opportunity to acquire a convenience store operating as Spar and two self-contained apartments overhead
- Combined rent roll of approximately €49,680 per annum
- The property is offered for sale with the benefit of the existing tenants and c. 10 year term certain commercial income
- The property has the benefit of full occupation

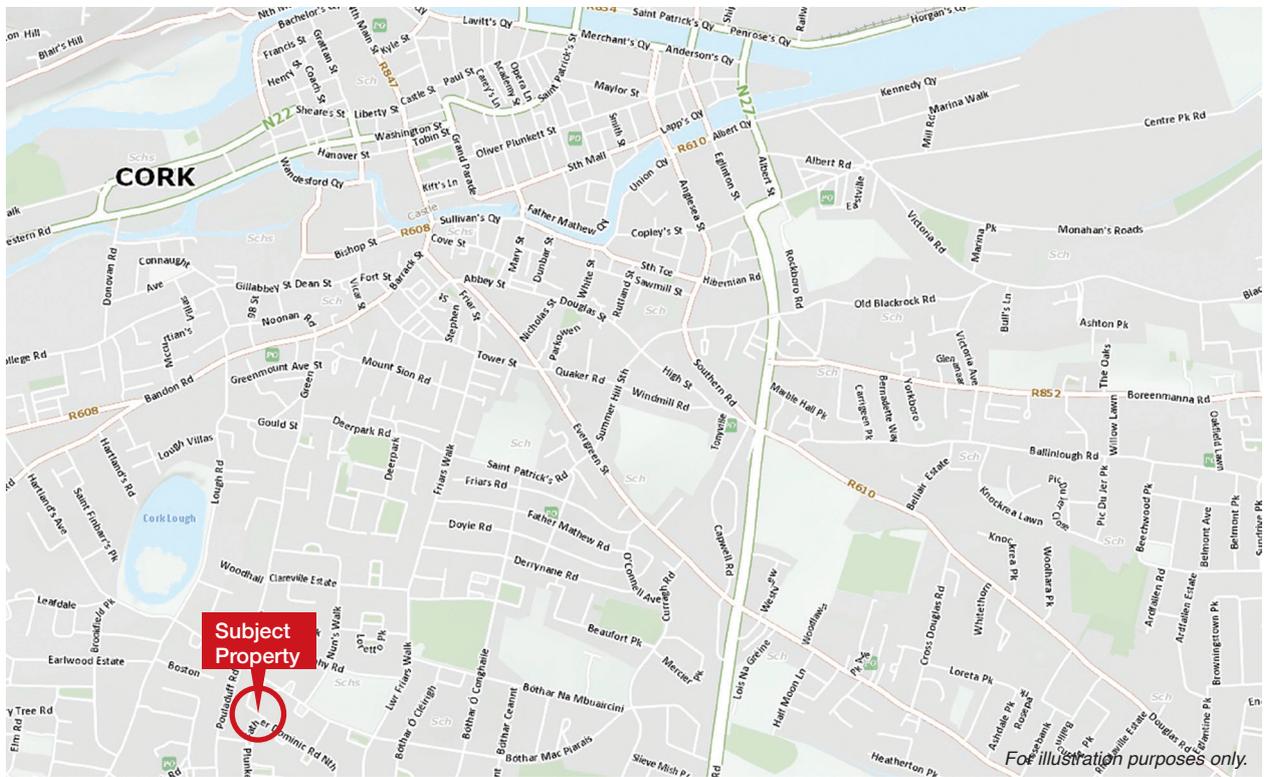
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Location

The subject property is located at Pearse Square in Ballyphehane, 1.5km south of the city centre. Ballyphehane is a densely populated residential suburb. Pearse Square is a purpose built commercial neighbourhood scheme with a range of commercial and retail uses with residential overhead.

Description

The property comprises a ground floor commercial unit (242 sq. m.) in use as a convenience store with 2 X 2 bedroom apartments (44 sq. m. + 60 sq. m.) overhead. The ground floor is laid out largely open-plan with a deli, kitchen, and storage room to the rear with a staff bathroom. The main floor of the shop is tiled, plastered and painted with fluorescent lighting and CCTV facilities.

The first floor apartments are self-contained and very similar in plan. Both being two bedroom, they are plastered and painted, have double glazing windows and benefit from fitted kitchens and bathrooms.

Tenancy

Demise	Tenant	Size sq. m. (sq. ft.)	Lease Start	Lease Term	Lease Expiry (Break Option)	Passing Rent (pa)
Commercial Unit	KWCB Supermarkets / Off Licence Limited	242 sq. m. (2,605 sq. ft.)	10/01/2018	10 years	09/01/2028	€36,000
Apartment 10	Residential	44 sq. m. (474 sq. ft.)	Annual Residential Letting	Annual	Annual	€5,280
Apartment 11	Residential	60 sq. m. (646 sq. ft.)	Annual Residential Letting	Annual	Annual	€8,400
Total		346 sq.m. (3725 sq. ft.)				€49,680

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