



# TRAMORE HOUSE,

Reeveswood, Douglas, Cork



For Sale by Private Treaty



- Unique opportunity to acquire attractive office building with original Georgian facade
- Highly accessible location on the Douglas Road close to Douglas Village and the South Ring Road Network
- Extensive designated on- site parking (approx. 40 spaces)
- Separate external access to the lower ground floor
- The property extends to approx. 450sq m (4,844 sq ft) and sits on an area of approx. 0.54 acres
- For sale with vacant possession



## DESCRIPTION

Tramore House comprises an attractive detached building with original Georgian features constructed in c.1822. It is located in the exclusive Reeveswood development on the Douglas Road. The property is currently laid out in office accommodation and comes with extensive on site car parking on a site area of approximately 0.54 acres. The property is in excellent condition throughout and consists of a mixture of open plan and cellular office space. The property benefits from many of its original features including centre roses, cornicing, doors and timber floors. Tramore House provides a superb owner occupier / investment / development opportunity with potential for a variety uses subject to planning.

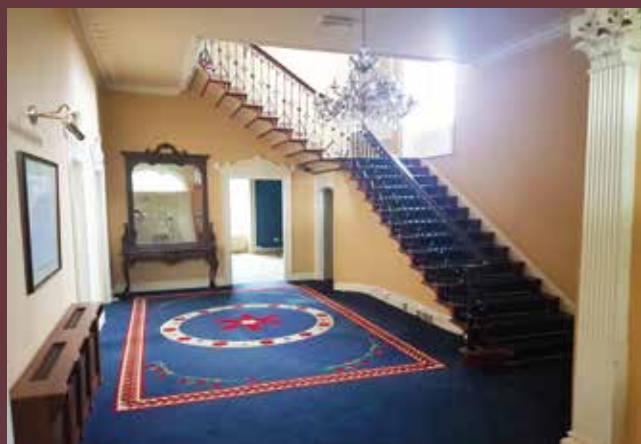
## LOCATION

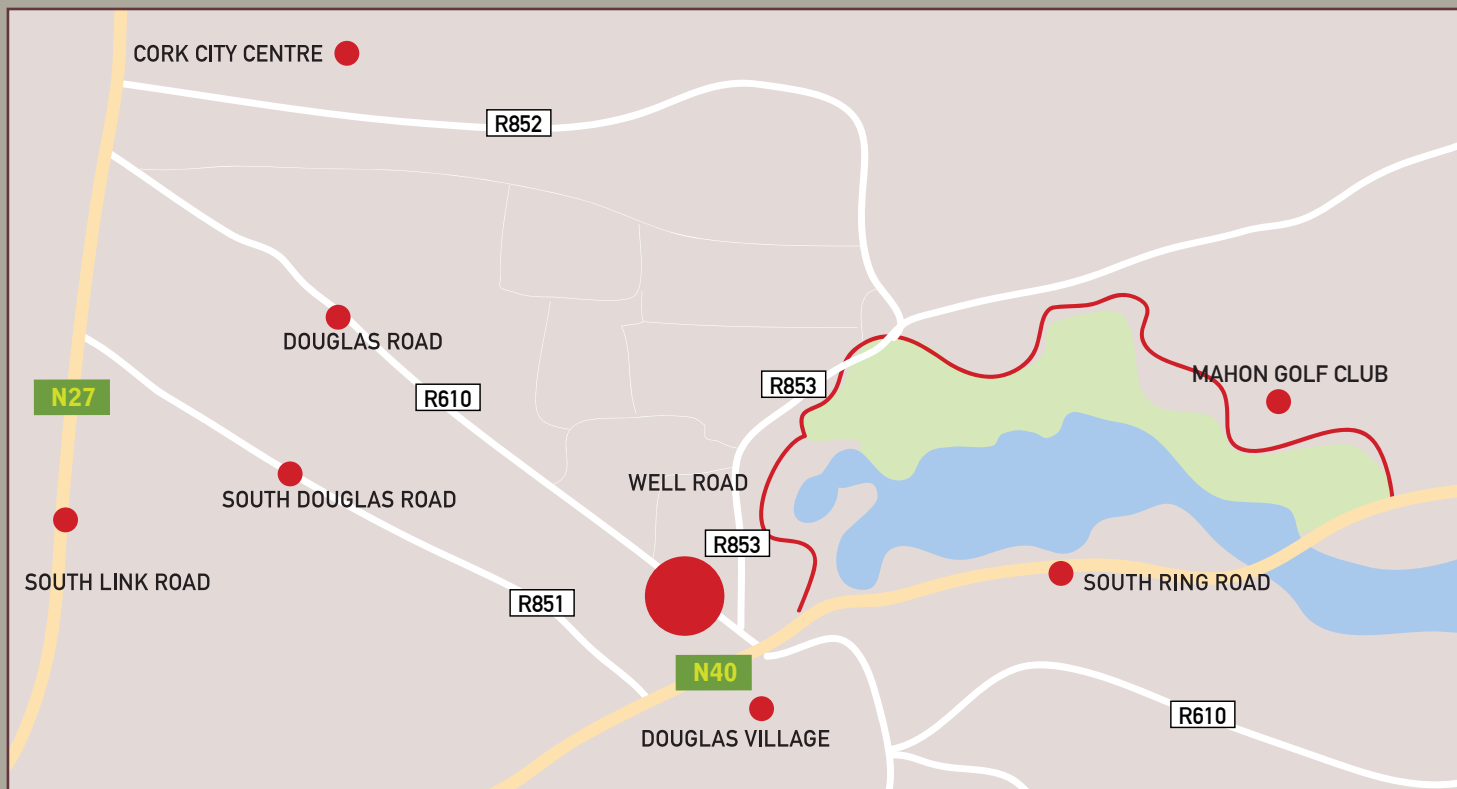
The property is ideally situated in the prestigious Douglas Road. It is adjacent to Douglas Village and Cork City centre lies approx. 3.5kms to the north west. Douglas is a very attractive office location with excellent transport links to the city centre and the nearby suburbs. Both Douglas Village Shopping Centre and Douglas Court Shopping Centre are located nearby which provide excellent services and amenities.

## ZONING

The property is zoned Residential, Local Services and Institutional Uses under the Cork City Development Plan 2015 - 2021

	Sq.M
Lower Ground Floor	175.43
Ground Floor	135.23
First Floor	139.69
Total	450.35 (NIA)





## VIEWINGS

All viewings are strictly by appointment through the sole selling agent.

## BER RATING

BER Numbers: 800584393 / 800584385

BER: D1 / F

## TITLE

Freehold



Selling Agent

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