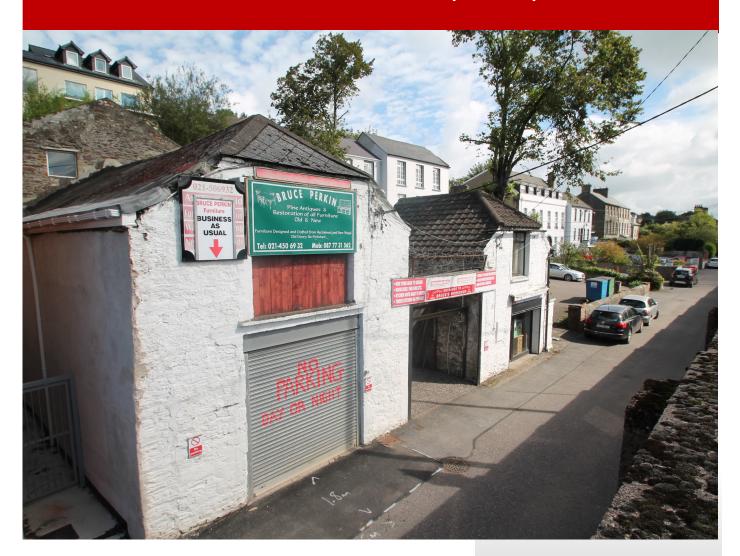




## For Sale by Private Treaty

### 184 Lower Glanmire Road, Tivoli, Cork



A substantial stone built property in a great location in a cul de sac just off the Lower Glanmire Road, near the Southern end of Lovers Walk. This is a very fine premises, very suitable to its current use as a workshop and stores, but it would convert to a multiple residential unit. Equally it would be ideal as a business premises with overhead residential accommodation.

This is a very good building close to the city centre with great potential for a multiplicity of uses.

# 2/3 STOREY STONE BUILT BUILDING

Gross Internal Area: 342 sqm (3,697 sqft)

Ground Floor Area: 262 sqm (2,825 sqft)

Agent: Malcolm Tyrrell Phone: 087 255 4116

#### **Accommodation**

#### **Ground Floor**

Workshop (Double height) 86 sqm (918 sqft)

Rear Store 30 sqm (324 sqft)

Workshop 84 sqm (899 sqft)

Showroom 20 sqm (224 sqft)

Kitchen & WC 6 sqm (70 sqft)

Open Yard with (Up & over sliding door) 36 sqm (390 sqft) On street parking to front of building

#### **First Floor**

Workshop 30 sqm (324 sqft)

Office 20 sqm (224 sqft)

#### **Second Floor**

Store 30 sqm (324 sqft)

Solicitor: JRAP O'Meara







