

For Sale

Asking Price: €795,000

Sherry
FitzGerald
O'Neill



74 Bridge Street, Skibbereen,
Co Cork. P81 DW42

BER C1

sherryfitz.ie

SUPERB INVESTMENT OPPORTUNITY

Prime located Retail Pharmacy Premises and 4 Apartments.

Town Centre investment property.

Total floor area is 460 sq. m. / 4950 sq. ft. approximately.

GROUND FLOOR:

Currently let for use as a Pharmacy.

Floor Area: 182 sq. m. / 1960 sq. ft. approx.

FIRST FLOOR:

Apartment 1: Open plan living room and kitchen, 2 bedrooms and a shower room.

Apartment 2: Open plan living room and kitchen with sunny conservatory off, 1 bedroom and shower room.

SECOND FLOOR:

Apartment 3: Open plan living room and kitchen, 2 bedrooms and a shower room.

Apartment 4: Open plan living room and kitchen, 1 bedroom and shower room.

TENANCY

The ground floor Pharmacy is let on a 10 year lease from 2024 and is unaffected by the sale.

The Apartments are vacant, renovated and are ready to furnish and occupy.

TENURE

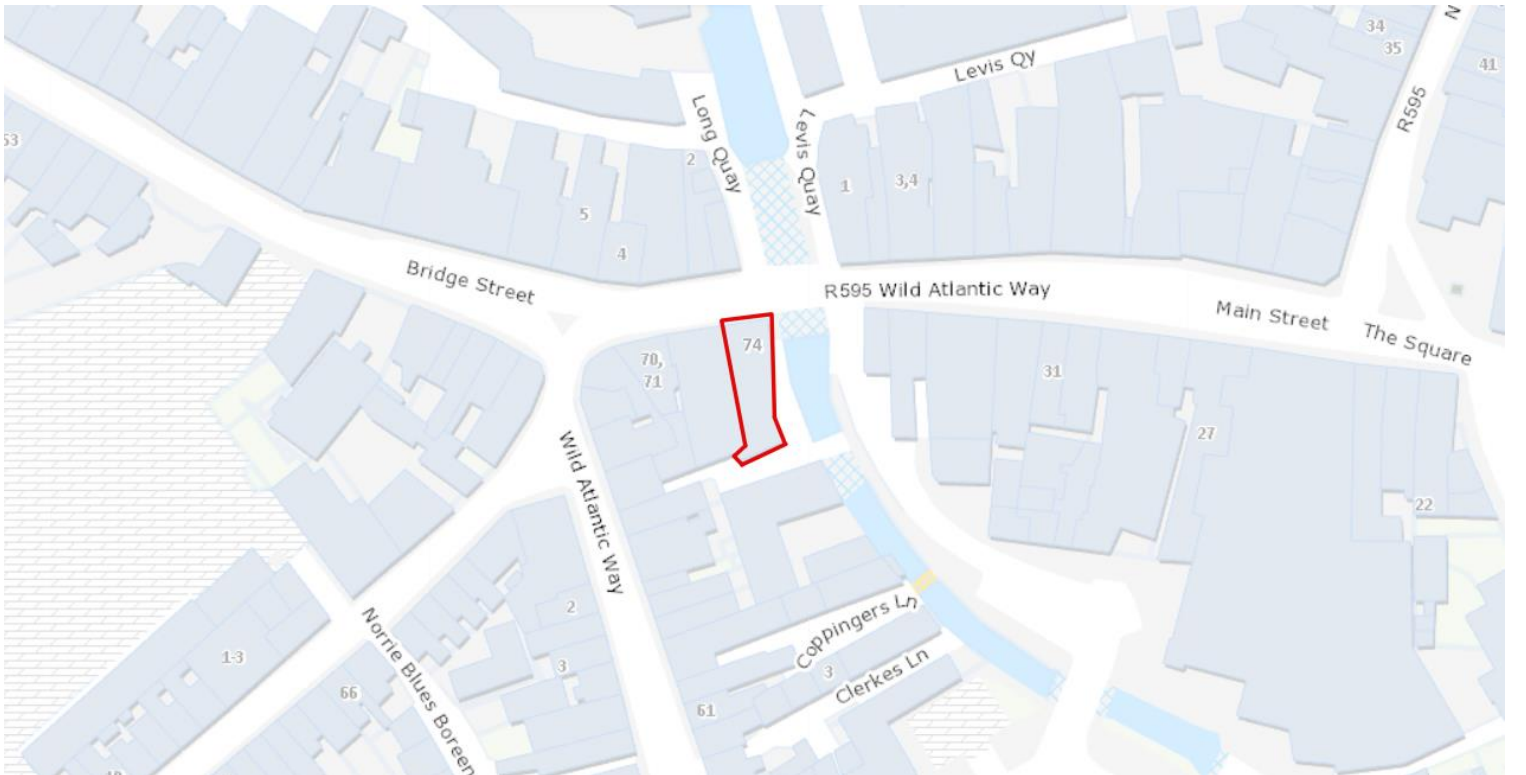
The property is held on a Freehold title.

Excellent opportunity to purchase an exceptional investment property within the town centre of Skibbereen.

Skibbereen is a prosperous market and tourist town with a significant hinterland in a prime location within West Cork. Skibbereen is approximately 85 km southwest of Cork City and Airport. The N71 (National Road Route) travels from Cork City through Skibbereen and is part of the Wild Atlantic Way linking Cork to Kerry.

It is rare in Skibbereen to have an opportunity to purchase a prime investment property with excellent rental income. The property could be suitable for a Pension Fund or private investor.



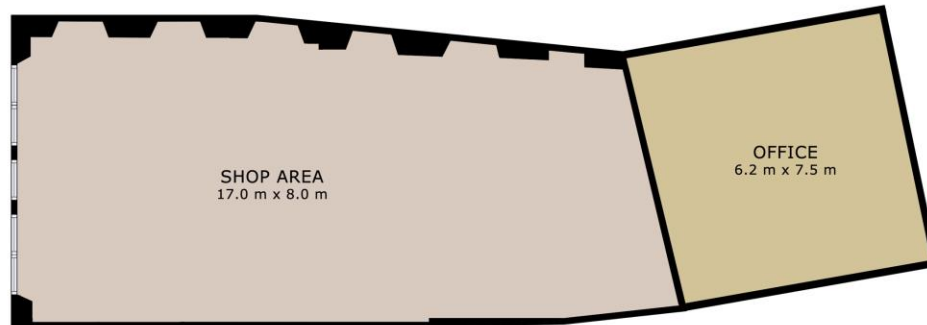




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 459.07 sq. m.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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VIEWINGS
 Strictly By Appointment Only

ENERGY RATING (Ground Floor)
 BER: C1
 Cert No.: 800980609
 EPI: 298.1 kWh/m²/y

sherryfitz.ie
 sfoneill.ie
 myhome.ie
 daft.ie

Further Details Available on Request

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