



CHARTERED SURVEYORS
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INVESTMENT PROPERTY FOR SALE/TO LET

54, South Mall, Cork City Centre.



HIGHLIGHTS

- Prominent corner building with dual aspect to South Mall and Princes Street
- 1st & 2nd floors let to Hays Recruitment (€42,500 pa)
- Ground Floor: 2,900 sq ft – currently vacant
- Entire Building: 6,776 sq ft approx.
- Ideal for owner occupiers / Investors

Contact

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JOINT AGENTS



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The Location:

The property is located on a prominent corner site at the busy intersection of the South Mall and Princes Street in Cork City Centre.

Description:

The property comprises a 3 storey end of terrace building with access from both South Mall and Princes Street. The ground floor is currently vacant while the upper floors have independent access from Princes Street.

Accommodation

Description	Sq.Ft	Sq.M
Ground Floor	2,900	269
First Floor	2,400	223
Second Floor	1,500	139

Tenancy

1st and 2nd Floor let to Hays Recruitment at €42,000 p.a. on a 25 year lease from February 2008.

Services:

All mains including broadband are connected

Rates & Service Charges:

TBC

Viewing:

Strictly by prior appointment with the joint agents

Basis of Sale/Letting

Private Treaty

Price:

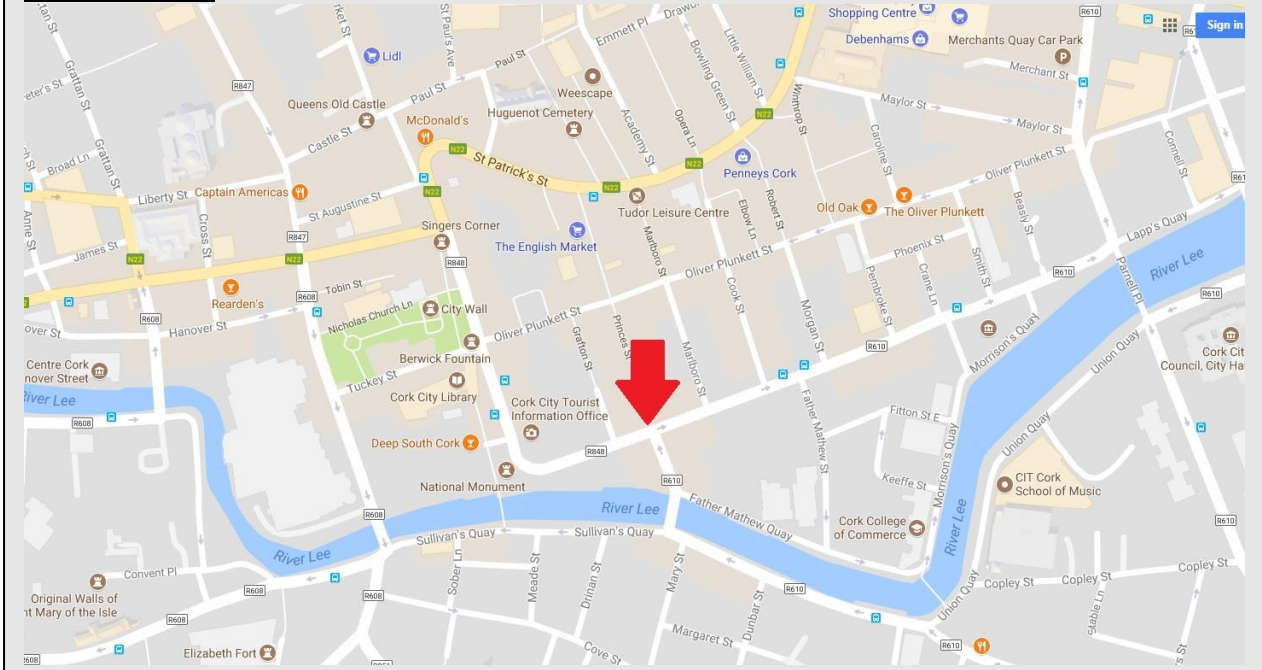
POA

BER:

BER:

BER Number:

Energy Performance Indicator:

Location Map:**CONDITIONS TO BE NOTED**

- These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
 - The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
 - All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.
- In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail