

For Sale

37 Pearse Street, Clonakilty, Co Cork,
P85 HR96

Sherry
FitzGerald
O'Neill



Asking Price €345,000

187.6 sq m / 2,019 sq ft Approx

Property Highlights

- Prime Clonakilty Town Centre Investment Opportunity.
- Substantial Commercial and Residential Premises.
- Ideal Investment Opportunity.

Contact

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Location

Superb location between the main town Bank premises on Clonakilty's main street.

Clonakilty is a thriving commercial, market and tourist town.

Prime Clonakilty town centre investment opportunity containing ground floor commercial unit with traditional shop front and 2 further units overhead that are in excellent condition, well fitted and finished to a high level specification.

Highlights

- o Substantial Commercial and Residential Premises containing 3 separate units.
- o Building renovated c.2007 and maintained to an excellent standard.
- o Measuring approximately 2019 sq.ft. (187.6 sq.m.).

Shop Unit

Let to high profile tenant. The shop contains approximately 31 sq.m (334 sq.ft.) of shop space to the front with an additional area to the rear for additional shop space or storage and a WC. There is an enclosed yard to rear supporting ground floor shop.

First Floor

Accessed off common stairway with separate front door to shop unit. Currently let for office use containing approximately 50 sq.m. (538 sq.ft.) including front office, back office and WC.

Second Floor

Accessed off common stairway with separate front door to shop unit. Has potential to be let for office use or potentially for residential use containing approximately 50 sq.m. (538 sq.ft.) including front office, back office and bathroom.

Attic Room:

Accessed off common stairway, the attic room is easily accessible for storage.

Further Details on Request.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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