

For Sale

Asking Price: €200,000

**Sherry
FitzGerald**
O'Donovan



55 Lwr Cork Street,
Mitchelstown, Co Cork

BER C1

sherryfitz.ie



This is a 2 storey commercial building situated in the heart of Mitchelstown on the main street within the prime trading area.

The building comprises of a ground floor commercial unit extending to approximately 125 sq. m. with an overhead apartment extending to approximately 84 sq. m. There is a small yard to the rear with an outside store extending to approximately 65 sq. m.

The property is presently let out, fully occupied with the ground floor units leased to the Sue Ryder Charity Shoop and the upstairs residential apartment is also let.

We understand the current passing rent is of the order of €18,204 p.a.

BER BER C1, BER No. 800622995



Special Features & Services

- Excellent investment opportunity
- Overall area approx. 209 sq m.
- The yard to the rear with storage
- Excellent location prime trading area
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- Apartment
- Gas heating
- External decking area
- Total Area 84 sq m

Accommodation

Commercial Unit

Shop 89 sq. m.:

Store 22.5 sq. m.:

Canteen 14 sq. m.:

Outside store room 63 sq. m.:

Upstairs

Apartment

Kitchen/Living Area

6m x 6.6m (19'8" x 21'8")
Solid wood floor, solid wood fitted kitchen. Recessed lighting. Integrated appliances.

Bathroom

1.9m x 1.5m (6'3" x 4'11")
Fully tiled, bath, whb and wc.

Utility Room

2.6m x 2m (8'6" x 6'7")
Solid wood floor. Radiator. Plumbed for washing machine.

Master Bedroom

4.3m x 3.7m (14'1" x 12'2")
Laminate wood floor. Radiator.

Walk in wardrobe

3m x 2.4m (9'10" x 7'10")
Laminate floor.

Ensuite

2m x 1.6m (6'7" x 5'3")
Tiled. Shower, whb and wc.

Mezzanie Floor/Bedroom

3 4.5m x 2.7m (14'9" x 8'10")
Solid wood floor.

Bedroom 2

3.6m x 3.1m (11'10" x 10'2")





NEGOTIATOR

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SOLICITOR

sherryfitz.ie

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
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