

Cohalan Downing

**COMMERCIAL UNIT
(TENANTS NOT AFFECTED)**

221 Blarney Street, Cork



021 427 77 17

www.cdacork.com

Property comprises a ground floor retail unit, currently occupied by a Turkish barbers with restaurant overhead as well as a ground floor self-contained store unit.

The property is located toward the western end of Blarney Street/Road adjacent to the junction of Hollyhill Lane and Monastery Avenue.

The property is fully occupied and currently generating an annual income of €31,200.

Viewings Strictly By Appointment With Sole Agency



FOR SALE BY PRIVATE TREATY

DESCRIPTION

First Floor Restaurant

Overall floor area 1,500 sq.ft approximately

Recently let to Chinese Food Operator on (need details of Lease).

Property in very good condition and fitted out to a high standard.

A large portion of internal fixtures and fittings included in sale.

ROOM	DESCRIPTION	MEASUREMENT	SQ FT
Ladies & Gents Toilets	-	-	-
Reception Area	Reception Area with counter sink unit. Recessed Lighting	-	-
Main Restaurant Area	Hardwood flooring. Slightly vaulted ceiling. Ceiling lights. Access under the roof to boiler and storage.	27' 3" X 14' 9"	405
		22' 5" X 10' 0"	225
		14' 0" X 18' 0"	254
Kitchen Area	Well fitted out with stainless steel appliances. Gas woks. Cooker.	25' 5" X 17' 10"	459.6
Cold Room 1	Walk in Cold Room	9' 9" X 5' 0"	53
Cold Room 2	Walk in Cold Room	9' 5" X 7' 5"	72
Staff Toilets	Located off Kitchen. A fire door leads to metal staircase to ground floor.	-	-

221 Blarney Street, Cork – Lock Up / Store Room

Description

Located to the rear of the Salon fronting on the Main Road.

Store going in underneath the building at the back.

Measurement 22' 0" X 17' 5" or 387.9sq ft

Rental income The adjoining "Kennedys Bar" is currently paying €500 pcm for the rental of store.

221 Blarney Street, Cork – Turkish Barber

Description

Unit currently used as a Turkish Barbers with 15 ft frontage on the main street with double doors going into property. The property consists of main salon area with tiled floor together with toilet and wash hand basin located to the rear.

Measurement 27'6" x 15'32 420 Sq ft approximately

Rental Income: The Turkish Barbers is currently paying €600pcm

Viewing:

Strictly by prior appointment with;

Suzanne Tyrrell

E-mail: styrrell@cdacork.com

Tel.: 086-607 9200

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641

Strategic Partners

