

Commercial Investment

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For Sale by Private Treaty Tenant Not Affected
33 North Main Street, Cork City.



- The property is let in its entirety to Kavwall Limited, guaranteed by Allied Irish Banks p.l.c.
- Let under a 20 year lease from April 2007 at a passing rent of €91,700 per annum
- Entire building extends to approximately 444.4 sq.m. (4,784 sq.ft.)
- The property is offered for sale with the benefit of existing tenancy

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Location

No. 33 North Main Street is located between Castle Street and Kyle Street and is situated on the eastern side of North Main Street. North Main Street is located a short distance from Patrick Street, Cornmarket Street, Washington Street and Paul Street. Surrounding occupiers include Euro Giant, Enable Ireland, Mr Price, Dealz, Lidl, TK Maxx and Argos, and North Main Street car park is within close proximity and has parking for up to 400 cars.

Description

The property comprises an attractive mid terrace part three storey, part four storey commercial building fronting directly onto North Main Street. Internally, the property comprises a ground floor banking hall with a number of private offices, safe room, staff canteen and staff toilets, with additional staff offices, canteen and toilets at first floor. The upper floors comprises additional staff and office accommodation.

Tenancy Information

The entire property is let to Kawwall Limited, with the lease Guaranteed by Allied Irish Banks p.l.c. on a 20-year lease from 3rd April 2007 at a passing rent of €91,700 per annum. There is a tenant break option at Year 15, subject to 6 month's notice.

Title

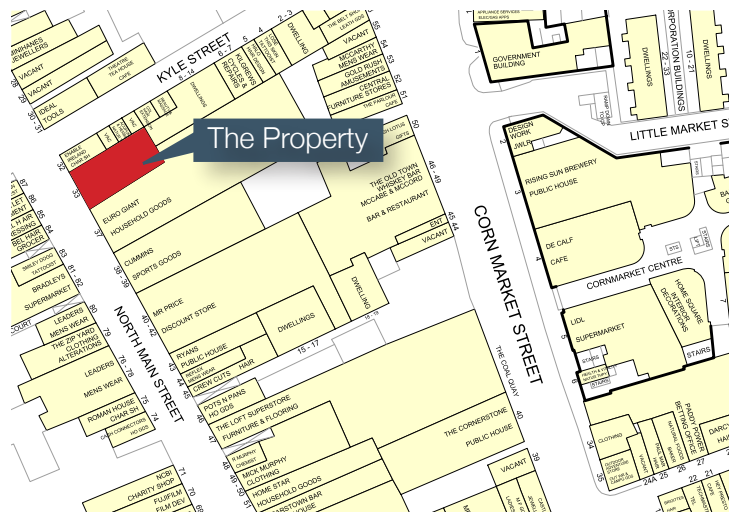
Good and Marketable title

BER

BER Rating: **BER C1** BER No. 800388837
Energy Performance Indicator – 303.76 kWh/m²/yr.

Guide Price

€600,000 exclusive



Accommodation Schedule

Floor	Sq.M.	Sq.Ft.
Ground	211.16	2,273
First	105.14	1,132
Second	85.86	924
Third	42.24	455
Total	444.4	4,784

Contact Selling Agents:

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