

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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B730

No.5551



Shop and Residence at Carrick Street, Mullinahone, E41 X759

- Mixed use commercial/ retail property
- Large ground floor retail area (C. 63 Sq. m)
- 2 Bed, 1 Bath Home over head
- 30 mins to Clonmel/ Kilkenny City
- Commercial Rates (2026 C. €783)

Guide Price €230,000



44 Gladstone Street Clonmel County Tipperary
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Shop and Residence at Carrick Street, Mullinahone, E41 X759

Brought to the market by PF Quirke & Co., this is an excellent opportunity to acquire a substantial mixed use property comprising a spacious ground floor retail/commercial unit with a two bedroom residence overhead.

The ground floor unit is currently operating as a production centre but offers excellent flexibility and would be suitable for a wide range of retail, commercial, or service based businesses.

Ideally situated on Carrick Street in the heart of the busy village of Mullinahone, the property enjoys a prominent central location approximately midway between Clonmel and Kilkenny City, with both destinations accessible in under 30 minutes.

The first floor comprises a well-proportioned two bedroom residence featuring a large kitchen/dining area and a spacious family bathroom. Requiring only modest refurbishment to return it to comfortable living accommodation, the residential element provides an ideal opportunity for an owner occupier or as accommodation to complement a small or family run business.

This versatile property presents an outstanding opportunity for entrepreneurs, investors, or those seeking to combine residential living with commercial premises in a thriving village location.

Entrance Hall 2.09m (6'10") x 0.98m (3'3")

Prep Area 3.33m (10'11") x 5.39m (17'8")

Cabinets at eye and floor level

Storage 1.12m (3'8") x 1.66m (5'5")

Rear Hall 2.49m (8'2") x 0.81m (2'8")

WC 1.12m (3'8") x 1.49m (4'11")

WC, WHB

Kitchenette 2.73m (8'11") x 1.84m (6'0")

Cabinets at eye and floor level

Retail Area 5.96m (19'7") x 5.39m (17'8")

Landing 2.49m (8'2") x 1.12m (3'8")

Hall 1.84m (6'0") x 2.05m (6'9")

Carpet

Bathroom 1.79m (5'10") x 2.73m (8'11")

WC, WHB, shower

Storage 3.45m (11'4") x 4.7m (15'5")

Office 3.08m (10'1") x 2.28m (7'6")

Storage 3.08m (10'1") x 2.96m (9'9")

Kitchen 2.9m (9'6") x 5.39m (17'8")

Units at eye and floor level, plumbed for appliances



Total Floor Area: 122 sqm (1313 sqft)

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