



# Downey McCarthy

*....the people you can trust*



**For Sale by  
Private Treaty**

**(Tenants Unaffected)**



## **4 South Terrace, Cork**

### **IMPRESSIVE FOUR STOREY INVESTMENT PROPERTY**

ERA Downey McCarthy are delighted to present to the market this superb investment opportunity. This property comprises a substantial four storey multi let investment property with basement extending to approximately 4,660 sq.ft. The current rent passing is c. €38,000 per annum.

**Guide Price: €375,000**

**60 South Mall, Cork.**

**Tel:** 021 4905000 | **Fax:** 021 4905005

**Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584



# Downey McCarthy

....the people you can trust

## Location

The property is located at the south-west end of South Terrace, approximately 30 metres from the junction of Georges Quay & South Terrace and just 150 metres from South Mall. Neighbouring occupiers include the College of Commerce, Parfrey Murphy Accountants, Sweeney Solicitors, Peter Quigley & Co., O'Sullivan & Whelan Solicitors & Fit4less. The property benefits for good passing traffic and is within walking distance to the city centre.

## Description

4 storey multi let investment property in an ideal city centre location.

## Accommodation

- Basement : (710 sq.ft.)
- Ground floor : entrance hallway, 2 offices and 2 w.c.'s. (1,017 sq.ft.)
- Half landing : 2 w.c.'s. (75 sq.ft.)
- First Floor : open plan studio room and a w.c. (1,017 sq.ft.)
- Second Floor : reception and 4 offices (990 sq.ft.)
- Third Floor : 3 offices and a w.c. (850 sq.ft.)
- There is access to a small rear yard.

## Tenancy Details

Ground & 2nd Floor : €1,416 per month (5 years to 26/1/21)

1st Floor: €958 per month (5 years to 20/11/2019)

3rd Floor: €792 per month (5 years to 20/11/2019)

## Agent:

Sean McCarthy,  
ERA Downey McCarthy,  
60 South Mall,  
Cork.

**Tel:** 021-4905000

**Mobile:** 086-8385768

**Email:** sean@eracork.ie



The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

**60 South Mall, Cork.**

**Tel:** 021 4905000 | **Fax:** 021 4905005

**Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584