



**Cohalan
Downing**

Hair / Beauty / Retail Unit

May Suit Alternative Uses (SPP)

Available with Vacant Possession

**Former Hair Studio, Carey's Lane,
Cork City. T12 AP58**



021 427 77 17

> www.cohalandowning.ie

- > Prominent, fully fitted hair/ beauty premises located in a prime city centre position with enviable profile, benefitting from substantial volumes of passing footfall.
- > Situated on Carey's Lane, a characterful pedestrianised throughfare which links Patrick Street with Paul Street in the heart of the city with an array of established occupiers such as Café Mexicana, Off Beat Donuts, Dukes Coffee Company, Delia's Kitchen, Fellini Café.
- > This landmark premises was previously used as a hair salon and extends to approx. 925 sq.ft over ground and first floors with a large glazed frontage.
- > This is a proven and established location synonymous with hair & beauty services for many years.
- > The premises is 'Turn Key' and available immediately with vacant possession.

Viewings Strictly By Appointment With Sole Agency

FOR SALE

Description

This former hair salon comprises a self-contained ground & first floor building with an impressive shop façade and extensive glazed display frontage. Finished internally to an extremely high standard to include tiled flooring, plastered ceilings, high quality led lighting, bespoke stairs and double height entrance. This air conditioned premises is in 'turn-key' condition and benefits from a staff W.C. to the rear and ancillary storage at first floor level.

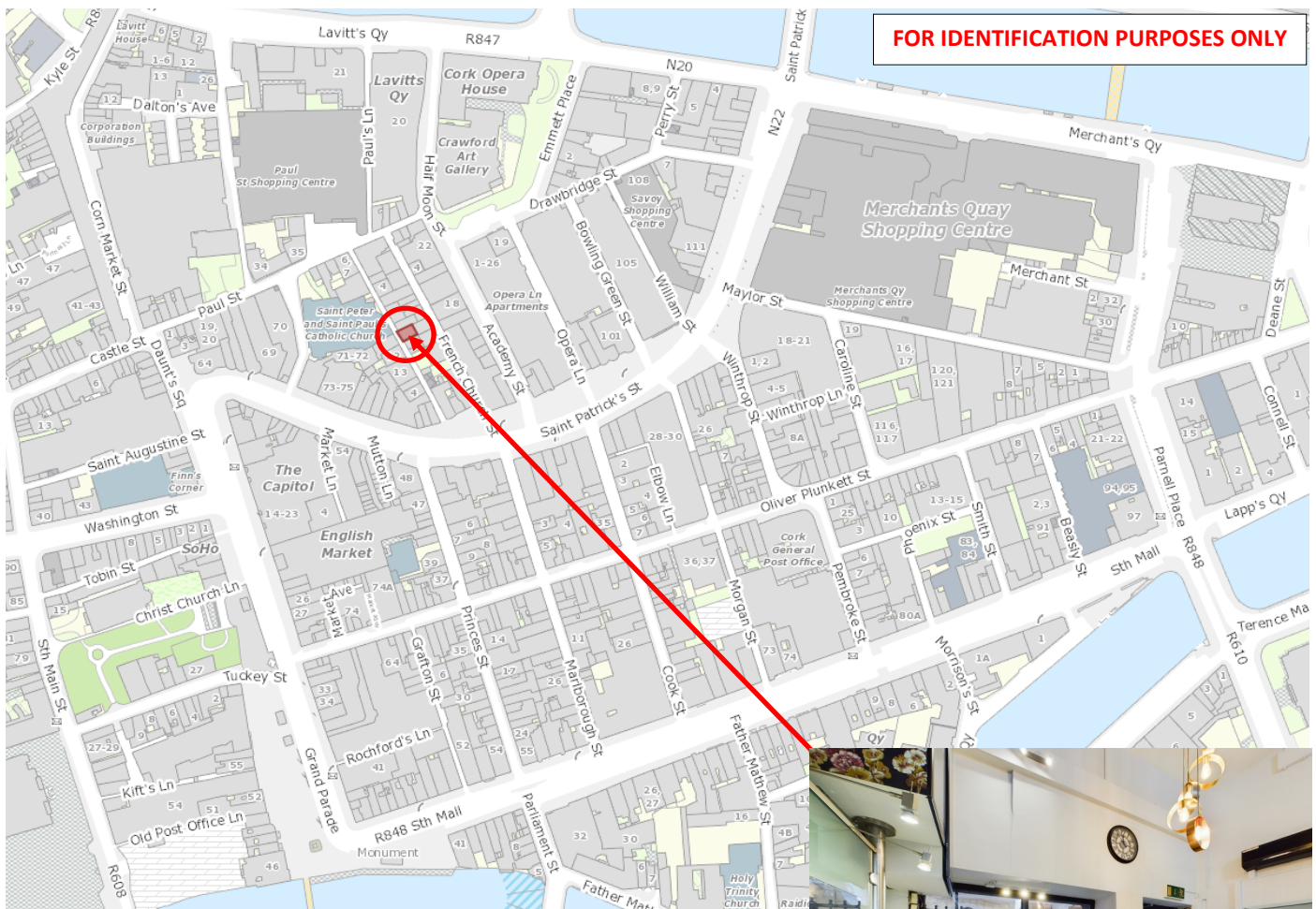
Accommodation

Description	Sq Ft Approx.	Sq M Approx.
Ground Floor	675	62.7
First Floor	250	23.2
Total Area	925	85.9



Location

The property is centrally situated in Cork city centre fronting Carey's Lane, a popular pedestrianised thoroughfare fronted by Dubray Books and French Connection, linking the popular streets of Patrick Street with Paul Street. Established neighbouring occupiers include Café Mexicana, Soba, Off Beat Donuts, Dukes Coffee Company, Delia's Kitchen, Fellini Café, and recently reopened Pavilion ('The Pav').



Viewing:

Strictly by Prior Appointment with Sole Agents;

Rob Coughlan E-mail: rcoughlan@cohalandowning.ie



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 represent action or warranty whatever in relation to the property. LICENCE NO. 001641