



Martin Kelleher
PROPERTY

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For Sale – 14 Ashe Street, Clonakilty, Co. Cork P85 HE97

Main Points: - High profile attractive retail/investment opportunity in one of Clonakilty's busiest locations – Large retail floor area in very presentable condition – Ground floor is leased with great potential in the 3 overhead floors which are currently vacant – Yard to the rear -

Guide Price € 220,000

PSR No. 001102

BER EXEMPT

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This high profile building, located in one of Clonakilty's busiest locations, represents an attractive mixed use investment opportunity. The ground floor is currently leased to an established clothing retailer since 2015. The ground floor extends to c. c.1150 SqFt with bright cheerful retail area incorporating fitting rooms, store rooms, kitchen and a toilet. There is an enclosed rear yard with c. 120 Sqft shed. The overhead 2 floors are vacant and with some investment would be refurbished back into a 2 or 3 bedroom residential dwelling. Clonakilty is a busy vibrant town serving a large coastal community. The town has seen a surge in activity largely due to the recent refurbishment of the streetscape, winning the Best town in Europe award and of course its proximity to the number 1 TripAdvisor voted Beach in Ireland, Inchydoney.

Accommodation c. 180 m² / 1930 ft²

Retail Unit/Store rooms

Bright, cheerful retail area incorporating fitting rooms, store rooms, kitchen & toilet.



Stairs to first floor landing

Bathroom 2.6 m x 1.9 m

WC, bath, wash hand basin.

Bedroom One 3.1m x 3.4 m

Potential double bedroom. Timber floor. Window out to rear and flat roof.

Sitting Room 4.9 m x 4.5 m

Large room with great light from 2 south facing windows.

Stairs to second floor landing.

Large store room off this.

Bedroom Two 4 m x 2.5 m

Double bedroom with timber floor.



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Bedroom Three 2 m x 4.9 m
Double bedroom with timber floor.

Rear Yard & Shed
Large rear enclosed yard c. 125 Sqft with single storey shed c. 120 Sqft.



Services

All main services are connected. Heating by means of electric heaters on ground floor.

Directions

Type Eircode P85 HE97 into smart phone for exact driving directions.



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