

1A, MAIN STREET, BALLINCOLLIG, CO. CORK



021 427 77 17

> www.cdacork.com

- > Imposing, end-terrace, commercial building laid out over ground and first floor with extensive profile to Main Street Ballincollig and the adjoining pedestrian lane.
- > The property extends to approximately 1,830 sq. ft. in total and the Take Away is fitted out to an exceptionally high standard to provide a fully fitted commercial kitchen, seating for 21 patrons, ladies & gents toilet facilities on the ground floor with ancillary storage and staff facilities overhead.
- > The property is conveniently located in the heart of the bustling commuter town of Ballincollig fronting the Main Street with easy access to the South Ring Road Network (N40), and Cork city centre.
- > Fully tenanted investment opportunity currently trading as Lennox's Traditional Take Away and held under a 35 Year Lease from 1992 at a current rent of €26,000 per annum.

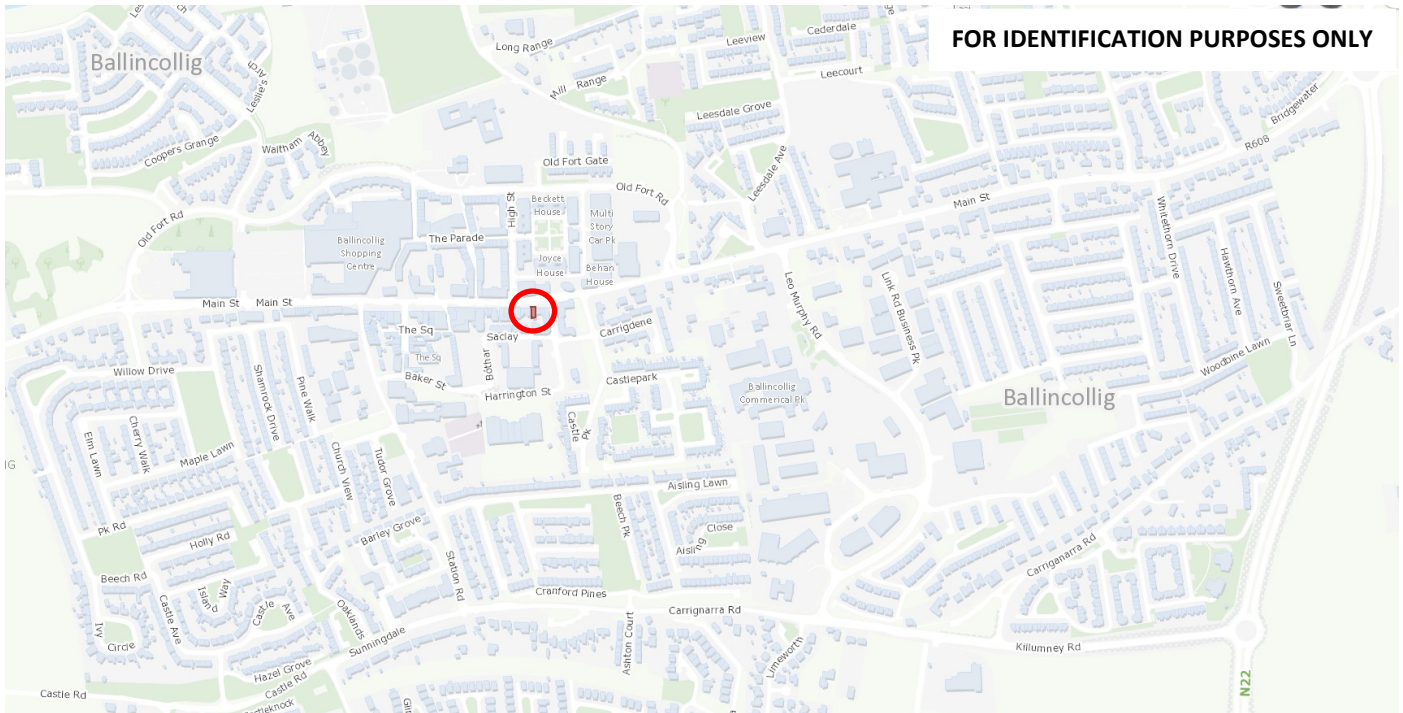
TENANT REMAINS UNAFFECTED BY THE SALE.

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

Location:

Ballincollig is a satellite town and the largest town in County Cork. It is situated approximately 9km west of Cork City.



Accommodation:

FLOOR	SQM	SQFT
Ground Floor	86.1	926.8
First Floor Front	44.1	474.7
First Floor Rear	40	430.6
TOTAL AREA Approx.	170.2	1832.1



Lease Details:

Fully tenanted investment opportunity currently trading as Lennox's Traditional Take Away under a 35 Year Lease from 1992 at a current rent of €26,000 per annum.

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Solicitor:

Ms Celine Barrett
Fleming Barrett
Bandon Solicitors
66A Main Street
Bandon
Cork.

Services:

Rates: €7,000
Water: €2,000
Insurance: €2,800

Viewing:

Strictly by prior appointment with Sole Selling Agents;

Rob Coughlan

E-mail: rcoughlan@cdacork.com



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 representation or warranty whatever in relation to the property.

LICENCE NO. 001641