

FOR SALE

Unit 4 (China Dragon), Waterside, Ashe Quay, Fermoy, Co. Cork P61 HK25

INVESTMENT - TENANTS REMAINING UNAFFECTED

**Cohalan
Downing**





ABOUT THE PROPERTY

High quality, Ground Floor Restaurant & Takeaway premises in a superb location with car parking

Approx. 1,200 sq ft (111.5 sq m) with 2 designated parking spaces (Nos 12 & 13)

Neighbouring occupiers include; Quirke Solicitors, Fermoy Youth Centre, Raj Indian Cuisine, Sherry FitzGerald O'Donovan and The Grand Hotel.

Let to Mengling Yan t/a China Dragon on a 25 Year lease from the 28th July 2008 with a current passing rent of €25,800 pa.

Upward Only Rent Review provision and a remaining term certain of 8 years approx. (July 2033)



LOCATION/ DESCRIPTION

The property comprises a ground floor Restaurant/ Takeaway premises which forms part of a larger mixed commercial / residential development known as Waterside. The unit occupies a profile corner position and extends to approximately 1,200 sq.ft (111.5sq.m) and benefits from an enclosed side courtyard area and 2 designated car parking spaces (12 & 13).

The unit itself is very well appointed and currently trades under a long term lease as China Dragon (Tenant Not Affected by the sale) paying a rent of €25,800 per annum.

Accommodation includes a spacious customer dining area with a fully equipped commercial kitchen and ancillary services such as staff and customer toilets.

The unit is fitted with air-conditioning and a fire alarm system.



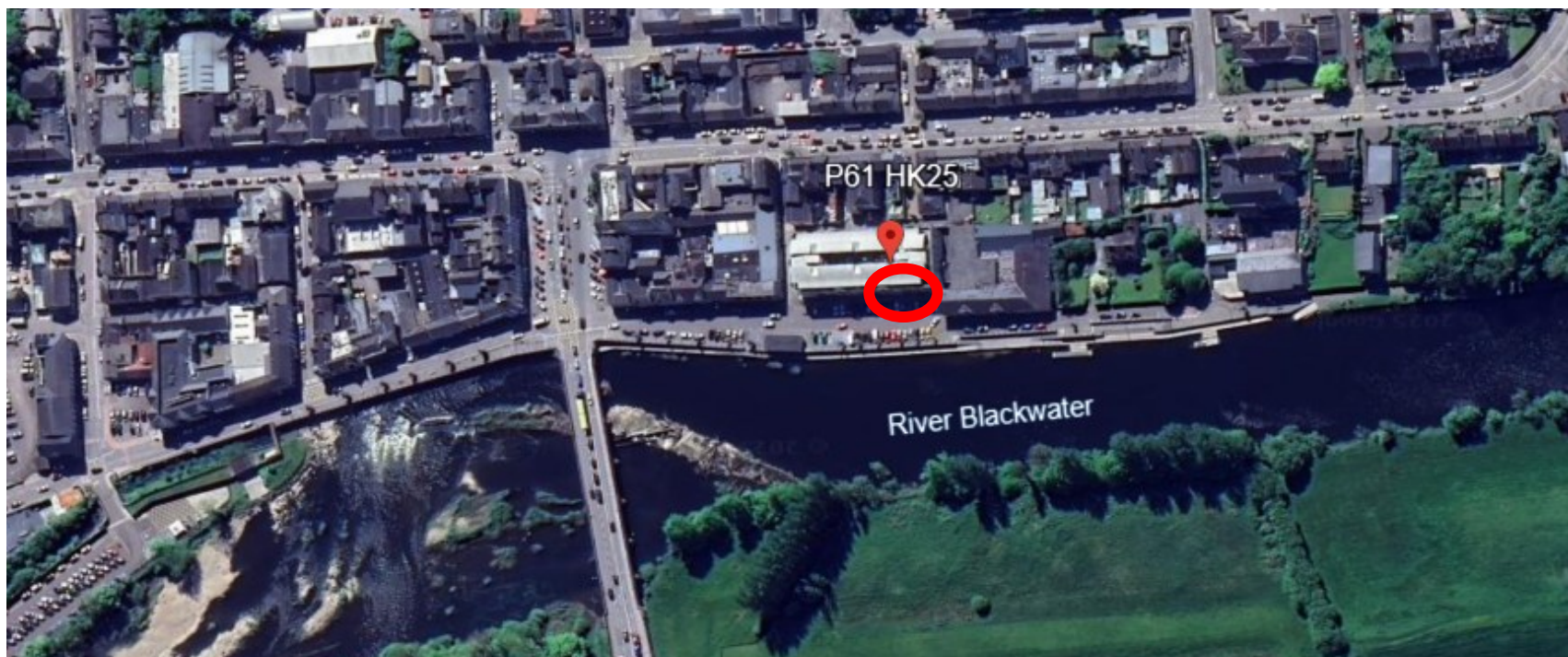
TENANCY SCHEDULE

The unit is currently occupied by an individual (Mengling Yan) and trades as China Dragon Chinese Restaurant under a 25 year lease from July 2008 at an annual rent of €25,800 per annum, subject to upward only rent reviews every 5 years with the next review due in July 2028.

Unit	Term	Tenant	Lease Start	Rent Review	Lease Expiry	Floor Area	Annual Rent
Unit 4	25 Year Lease	Mengling Yan t/a China Dragon	28th July 2008	28th July 2028	27th July 2033	1,200 sq.ft (111.5 sqm) approx.	€25,800 pa

LOCATION PLAN

Guidance Only



For Further Information:

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

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