

# For Sale

Asking Price: €245,000

Sherry  
FitzGerald  
O'Neill



50 Bridge Street, Skibbereen, Co Cork.  
P81 EH50

BER -exempt

[sherryfitz.ie](http://sherryfitz.ie)



Traditional Commercial and Residential Premises with garden to rear and enjoying an excellent location on Skibbereen's main thoroughfare.

Substantial 3 storey building. The premises have a useable floor area of 1,885 sq. ft. approx.

Ideal for Commercial, Investment, Family Home or a mix of uses.

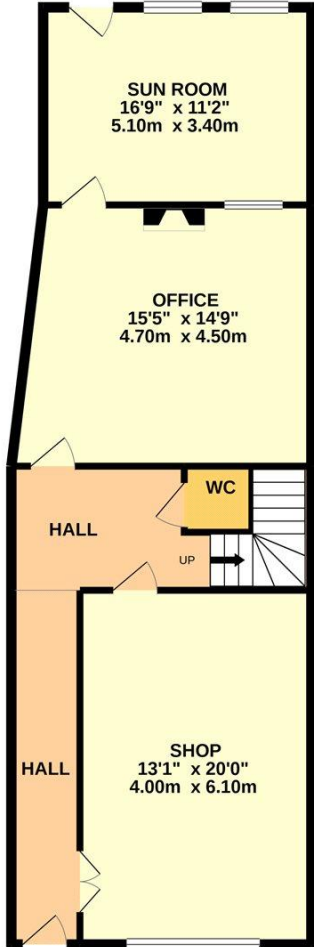
The ground floor consists of 862 sq. ft. approx., laid out in 3 spacious rooms. The first floor is laid out in 2 adaptable rooms and a bathroom and measures 687 sq. ft. approx. On the third floor there is one large adaptable room, 335 sq. ft. approx.

The premises was previously laid out as retail / commercial on the ground floor with 2 upstairs apartments.

Excellent town centre opportunity with garden to rear and is available with vacant possession. 50 Bridge Street is ideal for the creative buyer to maximise use and potential.



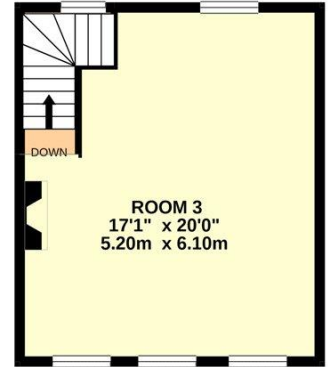
GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



2ND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**NEGOTIATOR**

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**VIEWINGS**

Strictly By Appointment Only

**ENERGY RATING**

BER: Exempt

sherryfitz.ie  
sfoneill.ie  
myhome.ie  
daft.ie  
rightmove.co.uk

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