

Cohalan Downing

INVESTMENT OPPORTUNITY
(TENANTS REMAINING UNAFFECTED)

Unit 1, Old Mill House, Old Waterpark, Carrigaline, Co. Cork



021 427 77 17
> www.cdacork.com

Well presented and maintained ground floor, end terrace, commercial/ retail unit extending to some 826sq. ft approx.

Currently occupied by Urban Hair Design since 2003 on an expired lease agreement with a current passing rent in the order of €9,000 per annum exclusive.

Situated in the heart of Carrigaline town centre, a well established and popular city suburb which benefits from a growing population and excellent access to the City Centre, the South Ring Road network and Cork Airport.

Adjoining occupiers in the area include Fordes Funeral Home, Flynn Solicitors & Wilson Lock & Safe.



Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

Description:

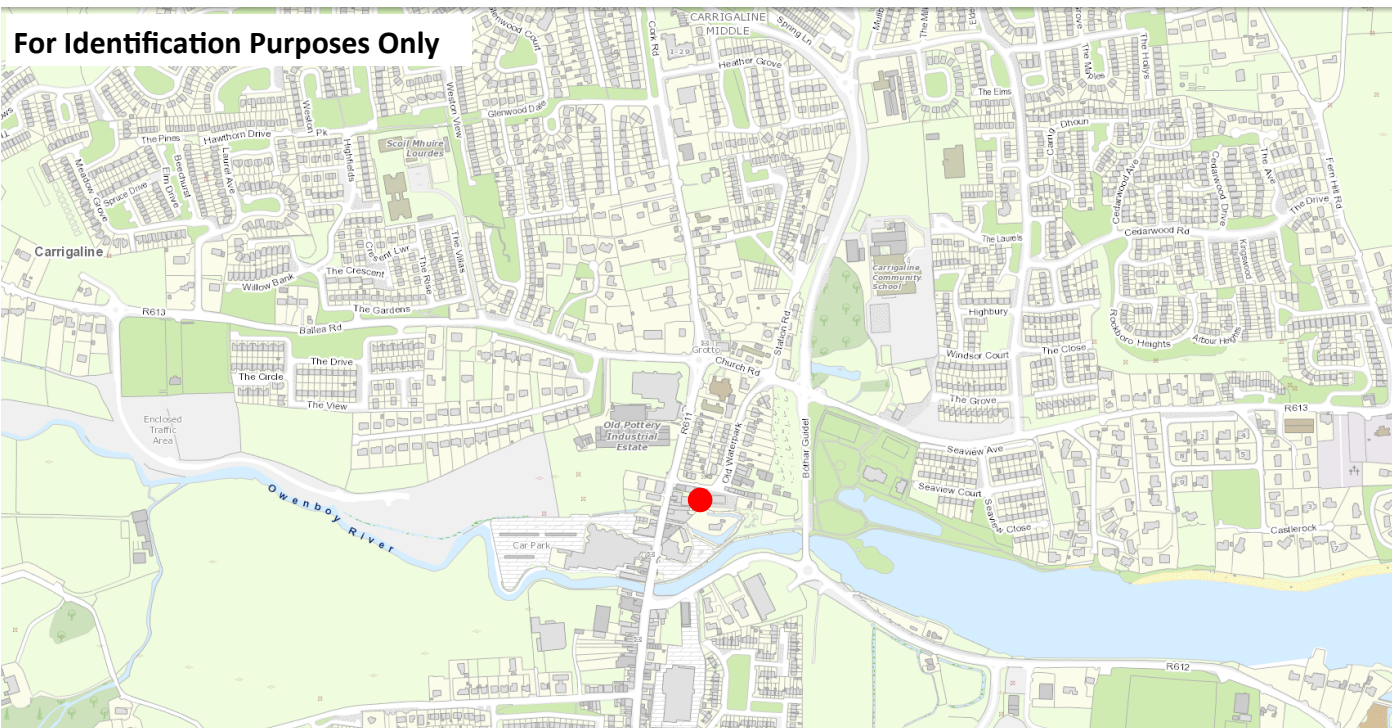
A modern, ground floor, Commercial Unit which extends to some 826 sq.ft (77 sq. m) approx. The unit forms part of the Old Mill House development and benefits from a traditional cut stone façade and large window display.

Tenancy:

The unit is currently occupied by Urban Hair Design under an expired lease with a current passing rent of €9,000 per annum exclusive. Urban Hair Design have been in occupation since July 2003.

Rates: Approx. €2,400 per annum (2016).

Service Charge: Approx. €1,350 per annum (2015).



Viewing:

Strictly by prior appointment with Sole Selling Agents;
Rob Coughlan

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BER PENDING

