



Martin Kelleher
PROPERTY

Property Sales, Lettings
Property Management
Valuations & BER's



For Sale – 38 Ashe Street, Clonakilty, Co. Cork P85H984

Main Points: - High profile attractive investment opportunity in a busy trading location – Partially renovated – Former fast food takeaway – Potential in the overhead floors which are currently vacant –

PSR No. 001102

Guide Price €160,000

BER Pending

A: Faxbridge Roundabout, Clonakilty, West Cork
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This is a prominent and well located building, situated in a busy trading location in the heart of award winning Clonakilty. It is an attractive mixed use investment opportunity. The ground floor was partially refurbished and was formerly a fast food takeaway. The ground floor extends to c. 573 ft² with a prominent display window onto Ashe Street. The ground floor also incorporates a store room and toilet. The overhead floors are vacant and with some investment would be refurbished back into a 2/3 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. 99 m² / 1069 ft²

Front Retail Area

Large prominent display window to Ashe Street with glazed door also. Recent wall slabbing and first fix wiring for lighting. Storage closet off and access to stairs.

Rear Retail Area/Kitchen

Currently fitted for a kitchen with non-slip partial flooring and PVC wall cladding. Fitted for extraction unit and also ventilation unit. Sinks.

Toilet

With wash hand basin and toilet.

Carpeted Stairs to first floor landing.

Bedroom 1

Double bedroom

Bedroom 2/Hall

Single ensuite bedroom or storage area

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Shower Room

With WC and wash hand basin. Shower.

Stairs to attic

Bedroom 3 or Store Room

With roof lights and closet storage.

Services

All main services are connected including water, drainage, telephone and electricity.

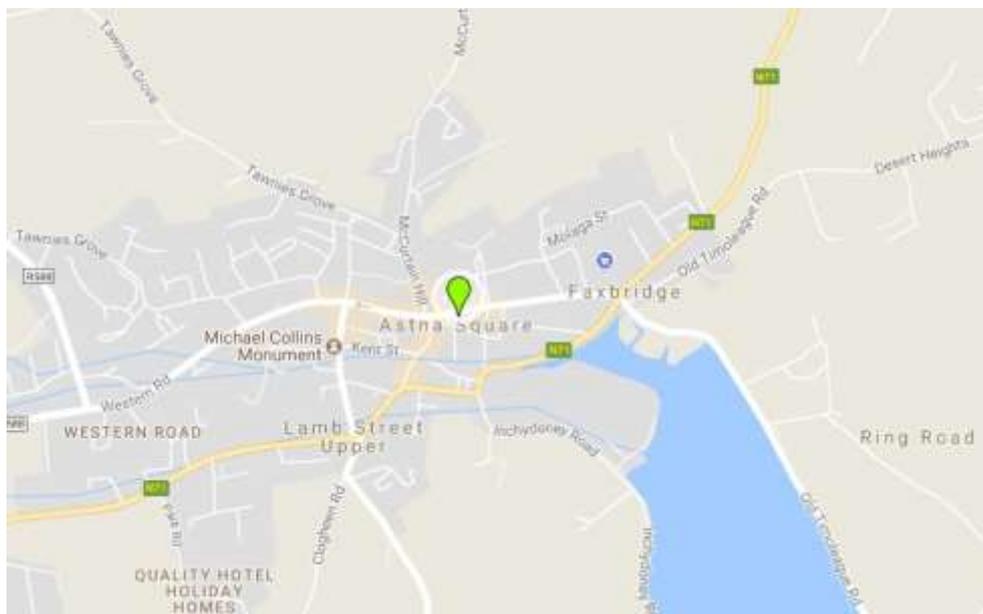
Annual commercial rates

Approx. € 1,350 per annum payable to Cork County Council

Directions

Type Eircode P85 H984 into smart phone for exact driving directions.

Location Map



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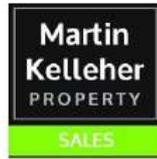
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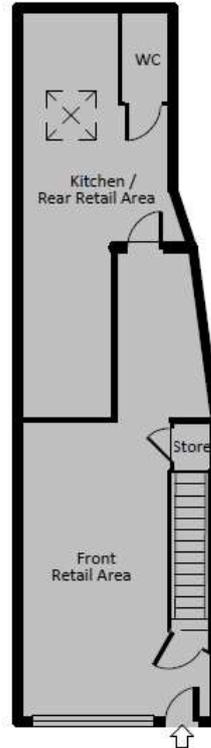
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Ground Floor



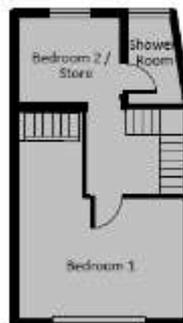
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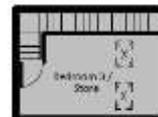
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First Floor



Attic Floor



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