

44 Gladstone Street  
Clonmel  
Co. Tipperary  
Rep. of Ireland

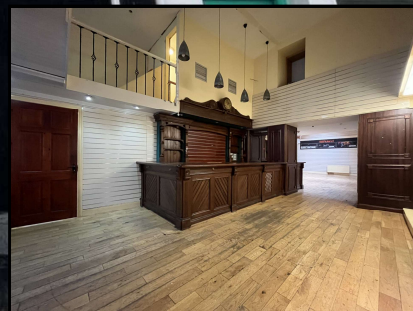
**QUIRKE**  
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C1085

No.5076



## 56 O'Connell St, Clonmel, E91 YN90

- Great location
- Gas central heating
- Large shop front

**Guide Price €300,000**

44 Gladstone Street Clonmel County Tipperary  
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# 56 O`Connell St, Clonmel, E91 YN90

PF Quirke and Co. Ltd. are delighted to bring to market this large retail unit in the heart of Clonmel. Located on Clonmel`s main Street, beside prominent traders like Lifestyle Sports, Bob Fitzgerald Hardware, Quirke`s pharmacy and many more. The retail area on the ground floor extends to c. 76 sq m (821 sq ft) allowing for a range of uses. Overhead is further space giving a total area of 134sq m (1442 sq ft). Rates for this property for 2024 are c €2,200

Early viewing is advised.

**Retail Area 15.11m (49'7") x 5.05m (16'7")**  
Solid oak floor, large shop window, Teak bar

**Entrance Hall 2.41m (7'11") x 1.05m (3'5")**  
Stairs to second floor

**Porch 1.73m (5'8") x 1.02m (3'4")**  
Entrance to retail area

**Back Hall 1.06m (3'6") x 2.25m (7'5")**

**W.C 2.08m (6'10") x 1.03m (3'5")**  
Lino floor, W/C, W.H.B

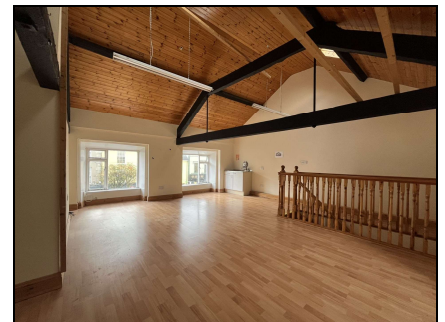
**Mezzanine 5.54m (18'2") x 1.04m (3'5")**

**Rear Storage area 5.54m (18'2") x 1.97m (6'6")**  
Lino floor

**Hallway**

**Attic 5.32m (17'5") x 6.14m (20'2")**  
Laminate floor, Stainless steel sink

**Total Floor Area: 134 sqm (1442 sqft)**



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