



# Downey McCarthy

*....the people you can trust*



**For  
Sale by  
Private  
Treaty**

**(Tenants  
Unaffected)**



## **1 Camden Quay, Cork**

### **HIGH PROFILE 3 STOREY INVESTMENT PROPERTY**

ERA Downey McCarthy are delighted to present to the market this exciting investment opportunity in Cork City Centre. The property comprises a superb high profile 3 storey mid terrace building with basement extending to approximately 3,541 sq.ft.

**Guide Price: €400,000**

**60 South Mall, Cork.**

**Tel:** 021 4905000 | **Fax:** 021 4905005

**Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584



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## Location

The property is located on Camden Quay adjacent to the Christy Ring Bridge. The property is within walking distance of all amenities.

## Description

3 storey investment property in an ideal city centre location.

## Accommodation

- Ground Floor : entrance hallway, reception, surgery and w.c. on the ground floor with a staff canteen on the half landing.
- The first floor comprises of two surgery rooms and a w.c.
- The second floor is laid out as two offices and a w.c.
- There is also access to a basement area via a side roller shutter door.
- The property is in excellent decorative order throughout.

## Tenancy Details

The property is occupied by Cork Dental Health Services since 30/12/11 for a term of 21 years with an annual rent of €38,000 plus vat.

## Agent:

Sean McCarthy,  
ERA Downey McCarthy,  
60 South Mall,  
Cork.

**Tel:** 021-4905000

**Mobile:** 086-8385768

**Email:** sean@eracork.ie



The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

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