



Downey McCarthy
...the people you can trust



Fivemilebridge, Ballinhassig, Co. Cork



Excellent Investment Opportunity (Tenant Unaffected)

BER C1

This investment property comprises of a showroom unit with a front forecourt and rear compound. The property is currently being used as a car sales premises and is located on the busy R600 Road in Fivemilebridge which is approximately 5 minute's drive from Cork Airport on the main road to Kinsale.

AMV: €250,000 (Plus VAT if applicable)

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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Features:

- The site is c. 1.09 acres (0.44 hectares)
- Showroom of c. 1,109 sq.ft. (103 sq.m)
- Glass display area
- Front forecourt
- Rear gated enclosed compound
- The showroom has a display area, office, reception and storage.
- Washing area to the rear
- Folio: CK67306F

Lease Details

Current passing rent is €20,000 per annum

Joint Agents :

Sean McCarthy

ERA Downey McCarthy, 60 South Mall, Cork

Tel: 021 4905000

Mobile: 086 8385768

Email: sean@eracork.ie

Anthony O'Regan

Keane Mahony Smith, City Park House,
21 Sullivans Quay, Cork,

Tel: 021 4270311

Mobile: 086 2567479

Email: anthony@keanemahonysmith.ie

Solicitor:

Donnchadha Murphy

Barry C. Gavin & Son, 91 South Mall, Cork

Tel :021 4271962

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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