

## To Let

**c.190 sq.m. / c.2055 sq.ft.  
Yard with Lock Up store**

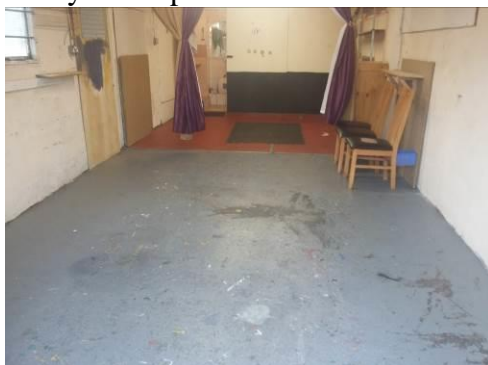
**Tory Top Road,  
Ballyphehane,  
Cork**



Situated in the heart of Ballyphehane this property provides an excellent opportunity to lease a yard with store unit. The property was previously used as a mechanics garage and would suit a range of alternative users in a busy neighbourhood shopping area. Adjoining occupiers include a hairdressers, chemist, chinese takeaway, Centra foodstore, Ballyphehane Community Centre and Library.

**Location:** The property is situated on the southside of Cork City just minutes drive from the city centre. It is located adjacent to the southern entrance to Tory Top Park with Ballyphehane Community Centre and library adjacent. See location map below.

**Description:** The property comprises a corner unit with outside yard space and single storey lock up store with toilet.



**Accommodation:** Gross Area: c.190 sq.m / c.2044 sq.ft.  
 The property also has a store with toilet facilities (c.37 sq.m.)

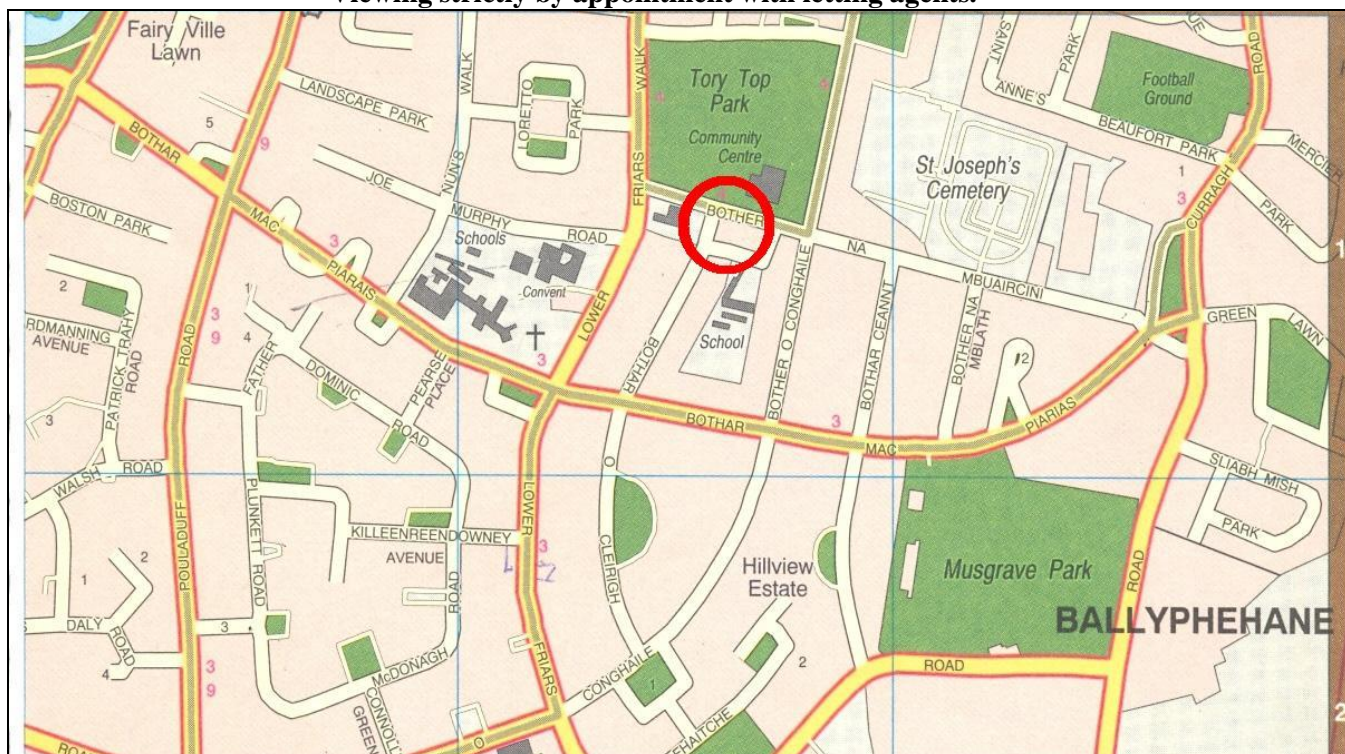
**Rateable Valuation:** €12.7 / €940 per annum at present ARV

**Lease Term:** By Negotiation

**BER:** Not applicable

**Rent:** €7800 per annum excl.

**Viewing strictly by appointment with letting agents.**



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