

**MAIN STREET, CARRIGALINE, CORK. P43 KV18**



**021 427 77 17**

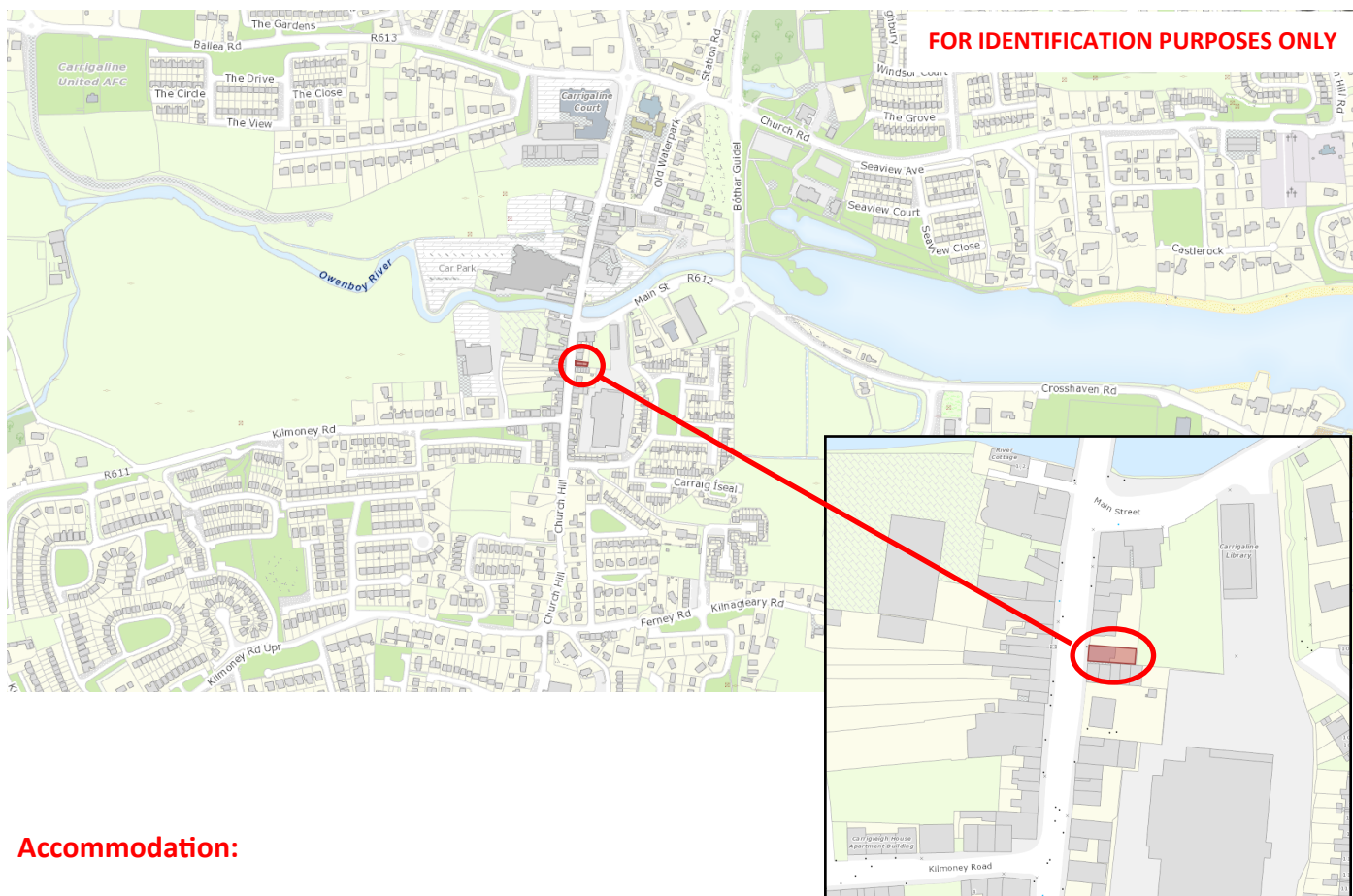
[www.cdacork.com](http://www.cdacork.com)

- > Imposing, detached, commercial building with secure private car parking to the rear.
- > Extending to approximately 605 sq. ft. on the ground floor and currently laid out as office accommodation comprising reception, 3 private offices and ancillary staff areas (W.C. and Kitchenette) to the rear.
- > Currently in use as Constituency Office for Minister Michael McGrath TD. Held under a 4 Year 11 Month Lease from May 2016 with a 3 month extension agreed to expire in July 2021 at a passing rent of €11,500 per annum.
- > The property can be made available with Vacant Possession, subject to adequate notice, if required.
- > Conveniently located fronting Main Street in the heart of Carrigaline, home to a host of local services to include Retail, Food & Beverage, Hair & Beauty and Professional Services.
- > Fitted with large display windows and a versatile internal layout which is easily adapted to suit a multitude of different uses (if required).

**FOR SALE BY PRIVATE TREATY**

**Viewings Strictly By Appointment With Sole Agency**

## Location:



## Accommodation:

FLOOR	SQM	SQFT
Ground Floor - Commercial	49.35	531
Ground Floor - Rear	6.88	74
<b>TOTAL AREA Approx.</b>	<b>56.23</b>	<b>605</b>

## Lease Details:

Michael McGrath T.D. occupy the property on a 4 Year 11 Month Lease from the 18th May 2016, now extended to expire on the 18th July 2021 and are currently paying a passing rent of €11,500 per annum.

**Vacant possession can be made available, if required, subject to adequate notice on the occupier.**

## Solicitor:

Ms Catherine O'Callaghan,  
Ahern Roberts O'Rourke Williams & Partners,  
The Old Rectory, Cork Road, Carrigaline, Cork.

## Services:

**Rates:** €3,000 Approx. - Paid by Tenant.

## Viewing:

Strictly by prior appointment with Sole Selling Agents;

**Rob Coughlan**

**E-mail:** [rcoughlan@cohalandowning.ie](mailto:rcoughlan@cohalandowning.ie)

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

LICENCE NO. 001641