

UNIT 1, SHEAN LOWER, BLARNEY, CO. CORK



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A substantial commercial/ retail warehouse unit which extends to some 10,700 sq. ft approx. on a private site.

Property further benefits from an additional storage building of 564 sq. ft approx.

This modern unit is laid out as open plan space over ground floor and concrete mezzanine floor.

Suited to a multitude of uses given its size and open plan layout.

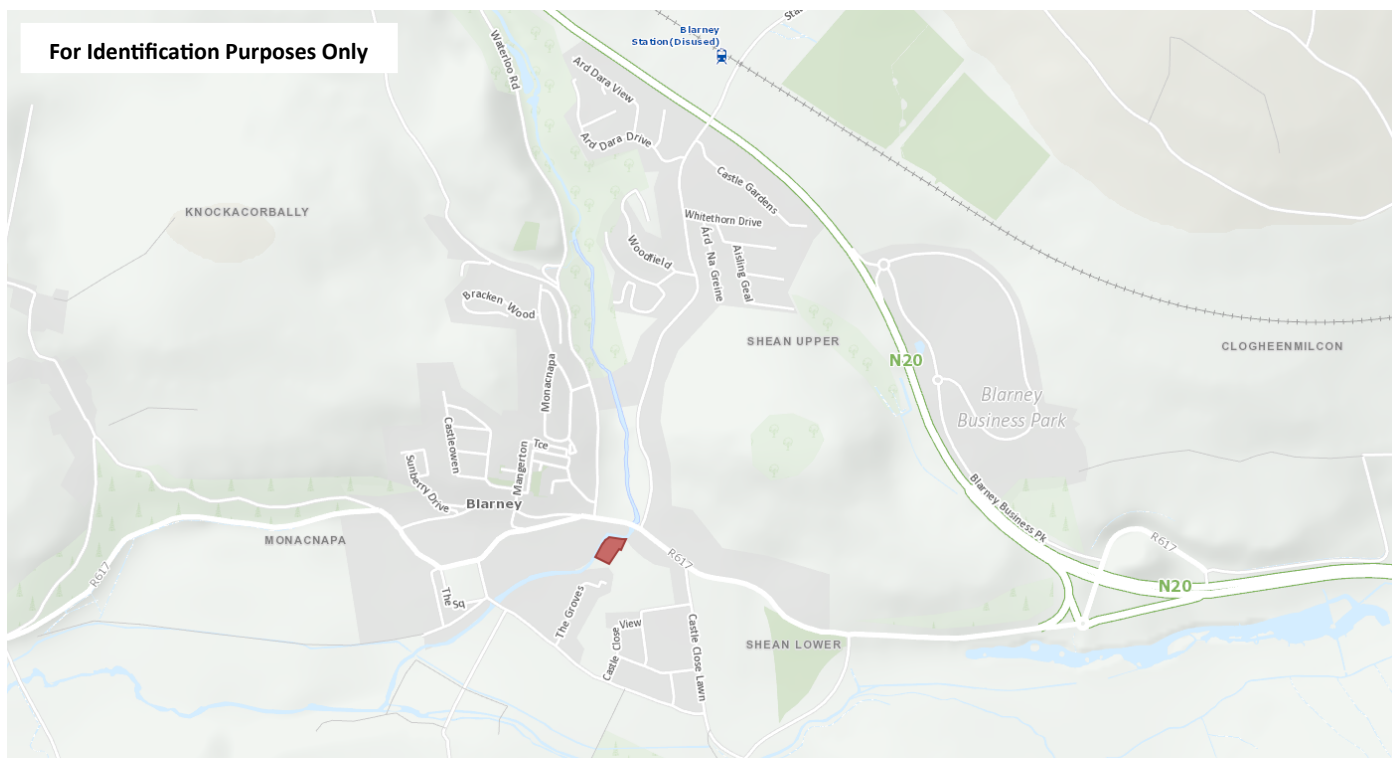
The property adjoins Gaelscoil Mhuscraí.

Situated at the eastern approach to the picturesque village of Blarney off the R617 which connects Blarney with the N20 Cork—Limerick Road. Cork city is located approx. 9 km to the south east and Blarney Village is immediately adjacent to the west.

Viewings Strictly By Appointment With Sole Agency

FOR LEASE

For Identification Purposes Only

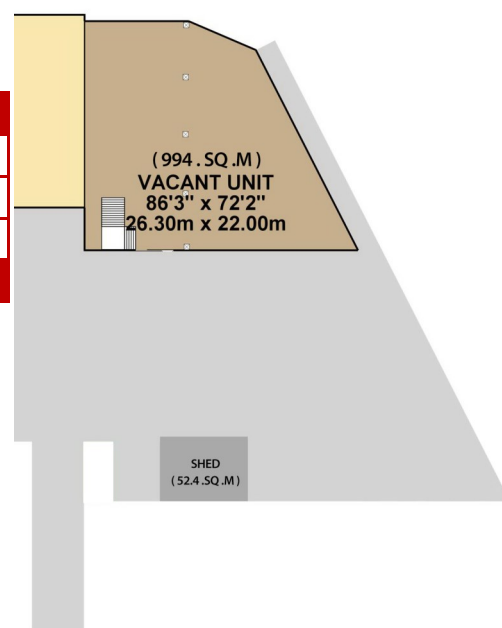


Description:

The property comprises a substantial end terrace commercial building with a private site which was formerly in use as the Blarney DIY Centre. This spacious unit is fitted with a concrete mezzanine floor throughout and benefits from a large roller shutter door to the front for loading/ unloading. Internally the unit is laid out open plan and is fitted with W.C facilities on the ground floor. Car parking is available on site with an abundance of circulation space in the secure yard. The property further benefits from an additional storage building of 564 sq. ft approx.

Accommodation:

Description	Sq Ft Approx.	Sq M Approx.
Unit 1 - Ground Floor	5,404	502
Unit 1 - Mezzanine Floor	5,296	492
Shed/ Garage Unit	564	52.4
Total Floor Area	11,264	1,046.4



Rates: Approx. €8,300 per annum (2019).

Insurance: Approx. €1,800 per annum (2019).

Viewing: Strictly by prior appointment with Sole Agents;

Rob Coughlan **E-mail:** rcoughlan@cdacork.com

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