

108-109 Main Street, Mallow, Cork



ERA Downey McCarthy are very pleased to present this excellent investment opportunity. We have 9 no. x 2 bed apartments situated on the First, Second and Third Floors of a modern building right in the heart of the town centre. The apartments are fully rented producing an income at present in the region of €80,000 p.a. approx. Ground Floor Commercial Unit is not included, Tenants unaffected.



€750,000

PSRA Licence No. 002584

Accommodation

Apt No. 1: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom, one en suite. 752 Sq. Ft approx.

Apt No. 2: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom. balcony overlooking the river. 792 Sq. Ft. approx.

Apt No. 3: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom. balcony overlooking the river. 802 Sq. Ft. Approx.

Apt No. 4: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom, one en suite. 752 Sq. Ft Approx.

Apt No. 5: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom. balcony overlooking the river. 792 Sq. Ft. approx.

Apt No. 6: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom. balcony overlooking the river. 802 Sq. Ft. approx.

Apt No. 7: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom, one en suite. 752 Sq. Ft approx.

Apt No. 8: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom. balcony overlooking the river. 792 Sq. Ft. approx.

Apt No. 9: Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, one bathroom. balcony overlooking the river. 802 Sq. Ft. approx.

Stairwell & lift shaft - 850 Sq. Ft. approx. over 3 floors

Open areas and Courtyards - 1,990 sq. ft. approx. over 3 floors

Features

- Property built in 2002/2003 approx.
- 9,875 Sq. Ft. approx. in total
- Annual rental income €80,000 approx.
- Scope to increase rents annually
- Electric Heating
- Newly installed Farho heaters in all bedrooms
- Low energy - highly efficient heaters
- Night storage heating in all living rooms
- 6 Apartments with balconies over looking the river at the rear
- 3 Apartments overlooking the main street at the front of the building
- Modern complex with courtyard space for each apartment
- Separate folios for each apartment
- Each apartment is independently metered



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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.