

**Commercial Unit, Victoria Road, Cork. T12 XA33**



All Outlines For Indicative Purposes Only

**021 427 77 17**

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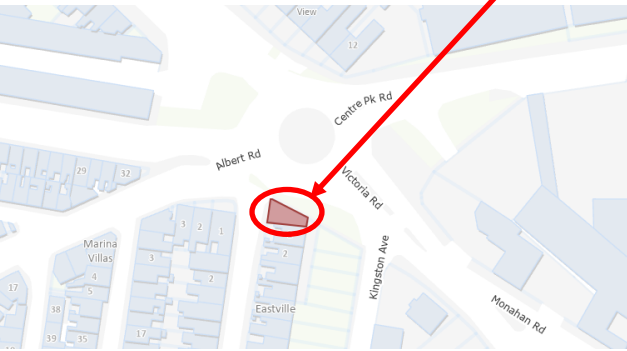
- > A superbly located single storey commercial premises / lock up extending to some 600 sq.ft with excellent frontage to Victoria Road and Albert Road, an area benefiting from significant volumes of daily vehicular and pedestrian traffic to the periphery of the city centre.
- > This high profile location is also immediately adjacent to the established commercial districts of Centre Park Road and Monahan Road, which are poised for extensive development over the coming years.
- > This unit would be suitable for a variety of commercial uses and was previously in use as a Tyre Sales outlet for many years.
- > The location is zoned ZO 01, Sustainable Residential Neighbourhoods in the Cork City Development Plan 2022 - 2028.
- > The unit is currently serviced with power, water and waste.

**Viewings Strictly By Appointment With Sole Agency**

**FOR SALE / TO LET**



**Description:** The property comprises of a single storey commercial unit / lock up which is available for immediate occupation. The unit comprises of an open plan storage / workshop area with WC.



**Accommodation:**

Floor	Sq. M Approx.	Sq. Ft Approx.
Ground Floor	55.74	600
<b>Total Area**</b>	<b>55.74</b>	<b>600</b>

\*\*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.

**Viewing:**

Strictly by prior appointment with Sole Agents;

**Rob Coughlan**

**Email: [rcoughlan@cohalandowning.ie](mailto:rcoughlan@cohalandowning.ie)**

Or

**Brian Olden**

**Email: [bolden@cohalandowning.ie](mailto:bolden@cohalandowning.ie)**

**Rates:** €1,500 per annum approx.

**Guide Price:** €140,000

**Guide Rent:** €POA

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