

### Unit 3, Church Street, Douglas, Cork

For Identification & Guidance Purposes Only



021 427 77 17

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Extremely well presented ground floor retail showroom unit extending to 1,200sq ft approx.

The unit is of modern construction featuring tiled floors, plastered ceilings with recessed lighting and benefits from substantial glazing to accentuate the quality profile to this popular retail center.

Adjoining occupiers include 'The Sun Bar' Tanning Salon, O'Sullivan's Bar & Restaurant, Maxi Zoo, and the thriving Douglas Village Shopping Centre anchored by Tesco, M&S and TK Maxx.

The property is conveniently located close to the Douglas Village Shopping Centre multi storey car park with easy access to the South Ring Road Network (N40), Douglas Village and Cork city centre.



Viewings Strictly By Appointment With Sole Agency

TO LET

**Accommodation:**

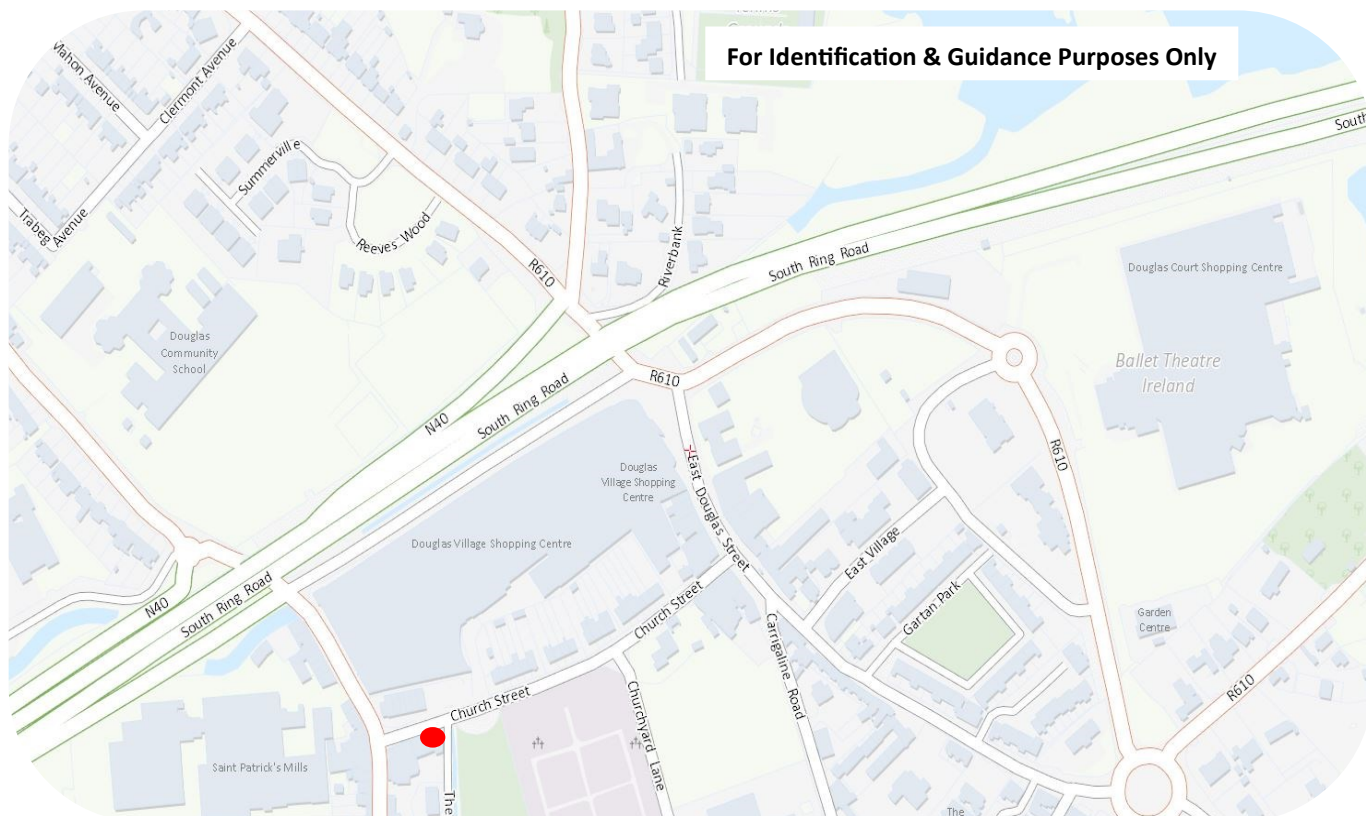
Ground floor retail unit to include a toilet facilities to the rear.

FLOOR	SQM	SQFT
Ground Floor	111.5	1,200
<b>Total Available Approx.</b>	<b>111.5</b>	<b>1,000</b>



**Rates:**

R.V. €70 — €5,232 (2016)



**Viewing:**

Strictly by prior appointment with Sole Agents;

**Rob Coughlan**

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