

# Lower Cork Street

Mitchelstown • Co. Cork



## Ground Floor Office/Retail Unit

### with option of Upper Floor Corporate Office Space.

Michael Dorgan Auctioneers & Valuers are delighted to offer this pristine recently renovated commercial property to the rental market. The property's prominent location benefits from large volumes of pedestrian & vehicular traffic. The property is available in a number of configurations to lend itself to many different uses, including Retail, Restaurant (full commercial kitchen), Offices (Full modern cooperate office suite), to name a few. Viewing is recommended & strictly by appointment with sole agent.

Michael Dorgan, Auctioneers & Valuers, Mitchelstown, Co. Cork  
[www.michaeldorgan.ie](http://www.michaeldorgan.ie)  
 T: 025 85700 F: 025 85708

[www.daft.ie](http://www.daft.ie)  
[www.myhome.ie](http://www.myhome.ie)

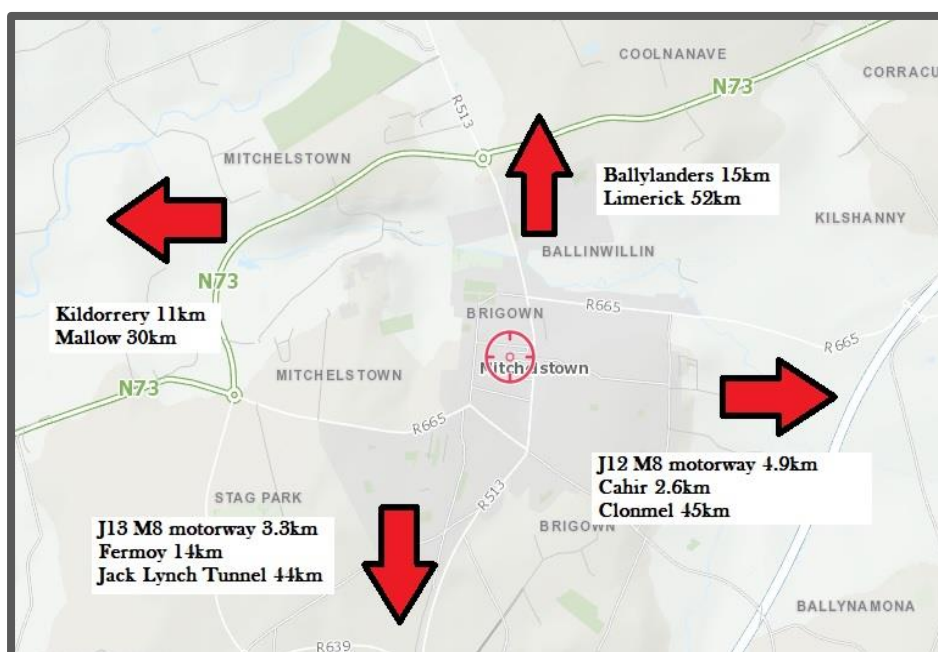




## *Location:*



Located in the heart of Mitchelstown town centre, 15 minutes from Fermoy. Cahir & Clonmel are all within a short drive. The M8 Motorway is easily accessed at Junctions 12 & 13 (5 minutes), with the property just 35 minutes from the Jack Lynch Tunnel.



Location Map



# Features:

This extensively refurbished property benefits excellently from its profile on to the main street, there is a large volume of footfall & passing traffic. Adjoining occupiers include Supermacs, Ladbrokes, Vodafone, PTSB, O' Callaghan's Restaurant, Hair & beauty, Opticians, Jewellers, Credit union etc.

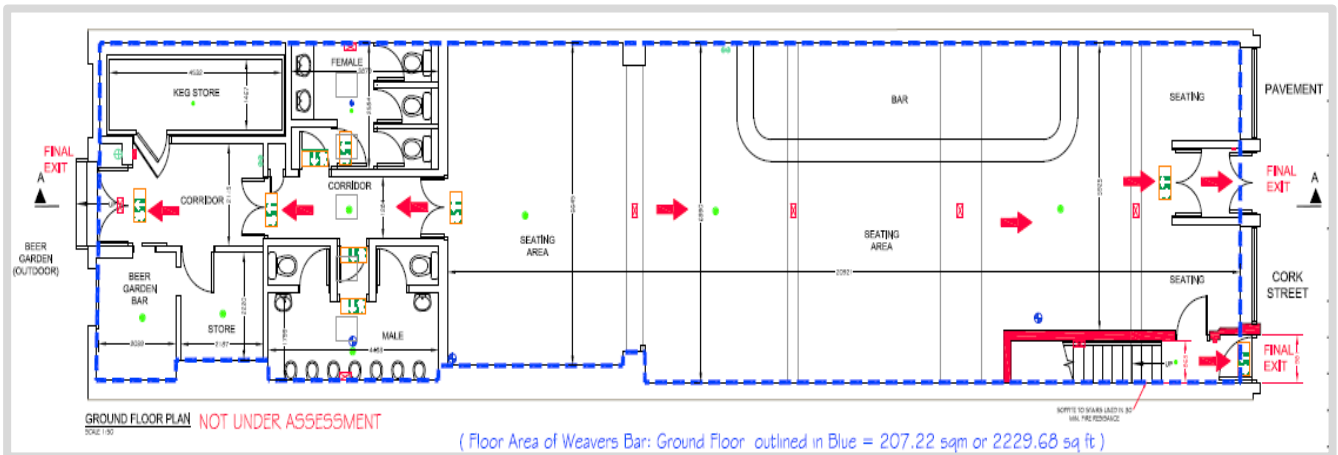


- Ground floor 2230sqft.
- First floor 1210sqft. (opt)
- Second floor 523sqft. (opt)
- Commercial Kitchen. (opt)
- Rear storage area. Separate rear access.
- Outside areas are set out in concrete/gravel & benefit from low maintenance.
- Mains Water & Sewerage.
- 5minutes from the M8 Motorway. 35minutes from the Jack Lynch Tunnel.
- The building is fitted with the 1 X Fire Alarm system, 1 X is where every space in the building including the attic is fitted with a fire/smoke sensor. Current Fire Certificate.
- The building is fitted with a burglar alarm.
- The building is fitted with a CCTV camera system in all areas, including back yard & smoking areas.
- The smoking area is fitted with ground & step lights.
- The smoking area is fitted with sensor activated heaters.
- Oil fired and eco-friendly electric heating.
- Underground safe. Cold room.
- LED energy saving lights throughout the ground floor.
- Sensor activated lights in the ground floor corridors and toilets.
- All offices furnished to a high standard.



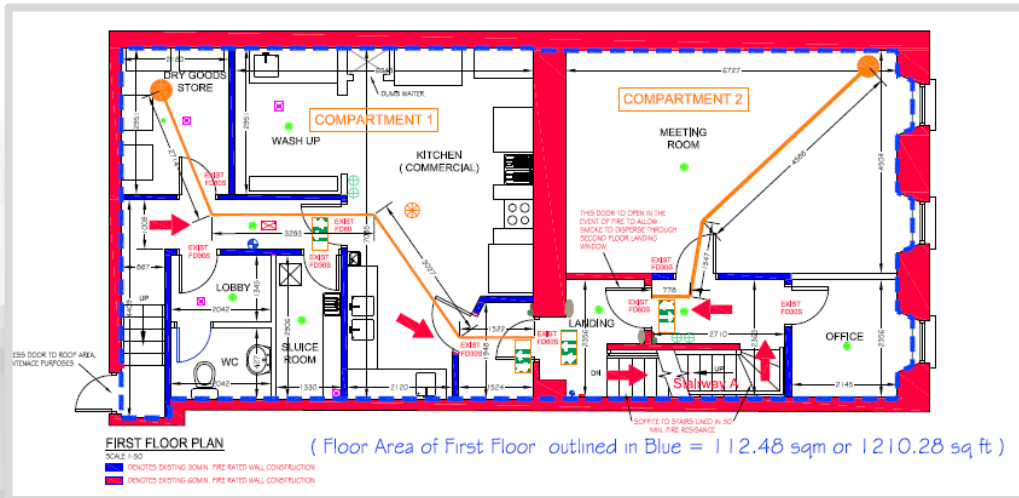


# Ground floor:



# First floor:

(Optional)



## First floor 1210sqft.

### Conference Room

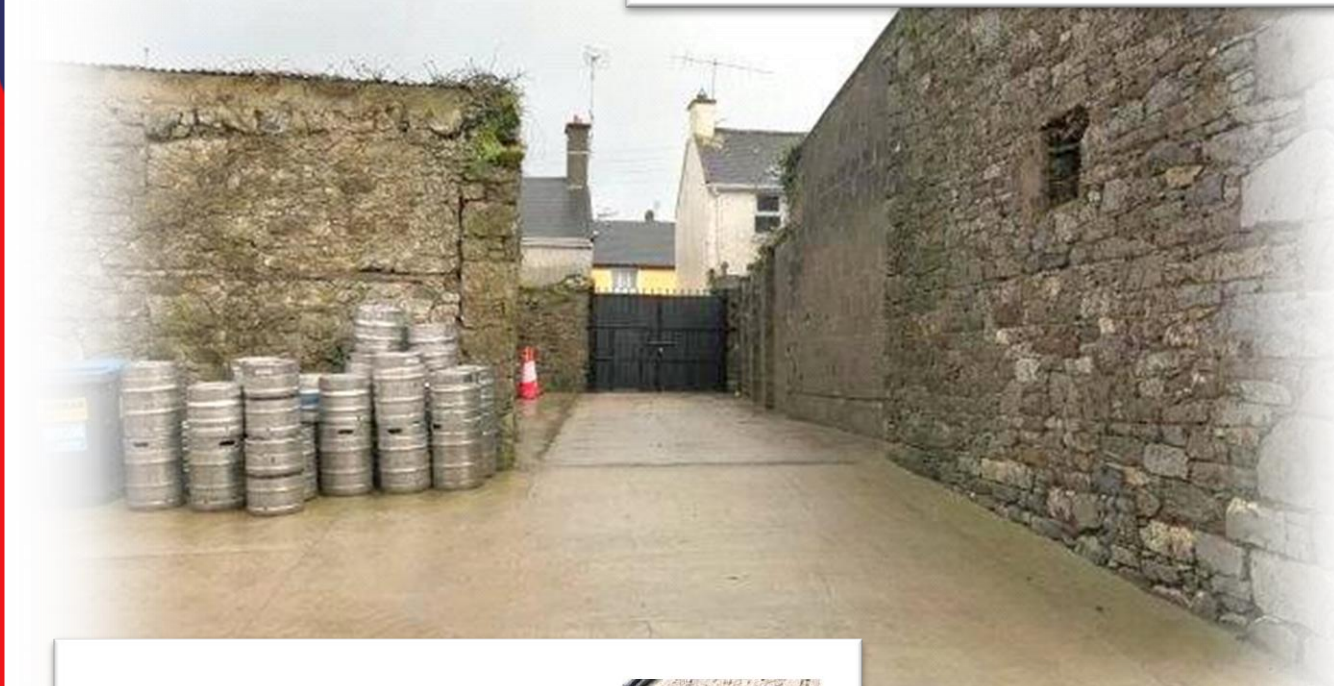
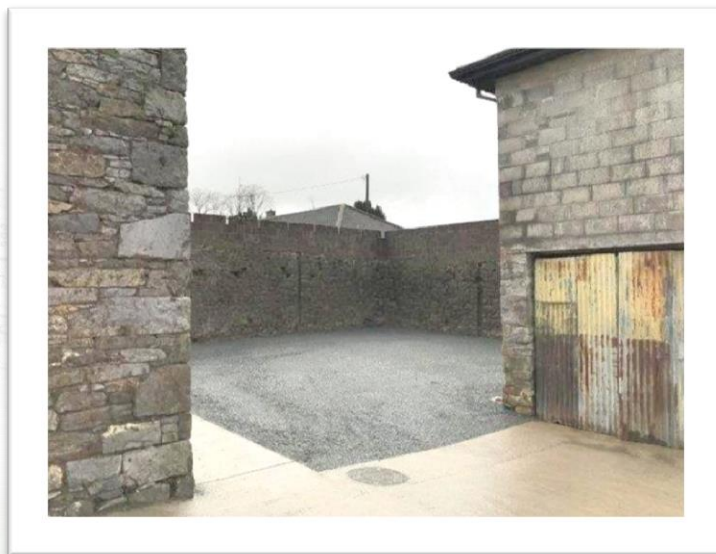
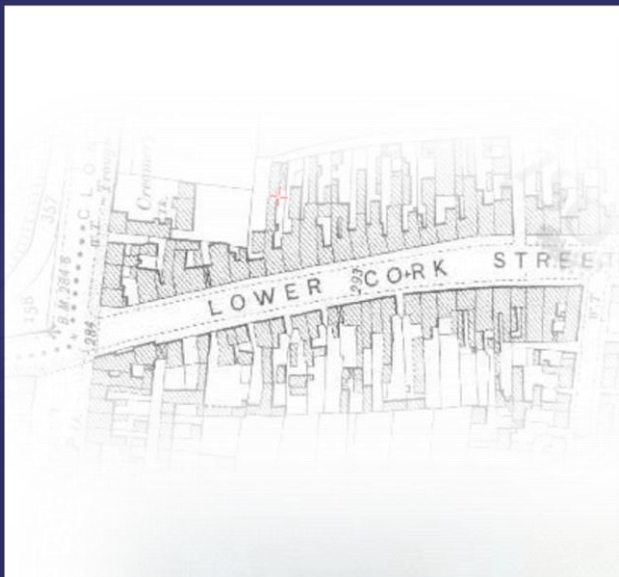
- Fitted with projector, remote retractable screen.
- 50" flat screen TV
- Video conferencing camera, conference phone.
- Conference table and chairs
- Low level storage
- Coffey maker & Chiller
- Phone system & internet.
- Separate access from street.
- Full commercial kitchen- separate access & stairway.







*Outside:*





# *Directions:*



The property is Located on Lower Cork Street,  
Neighbouring business include, banking, restaurants, hair & beauty, retail.





# Documents:



WEAVERS

45 LOWER CORK STREET

MITCHELSTOWN

CO. CORK

**P67 F766**

Eircode found

[Address Query ?](#)



NOT UNDER ASSESSMENT



# Terms:



## Guide: €POA

This superb property is being offered for lease, terms are available & to be negotiated on application with sole agent:

Michael Dorgan Auctioneers & Valuers  
Baldwin Street  
Mitchelstown  
Co. Cork



(025) 85700

Email: [Info@michaeldorgan.ie](mailto:Info@michaeldorgan.ie)

**Viewing:** Strictly by Appointment only.

# BER D1

**Building Energy Rating**

BER: d1

BER No. 800567240

EPI: 635.16 kWh/m<sup>2</sup>/yr  
1.52

Full BER Certs & Advisory reports available on request.

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.

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