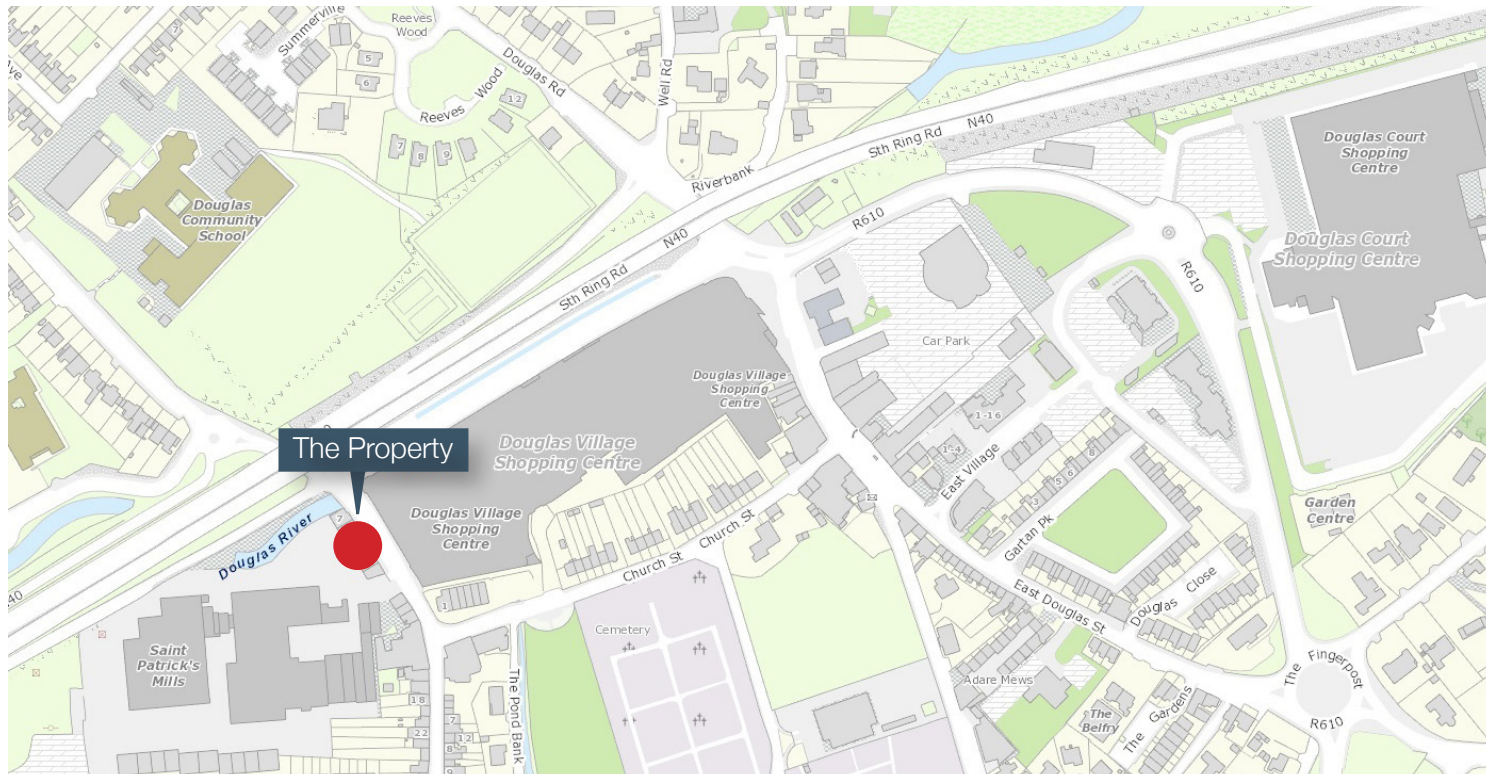


For Sale Commercial Opportunity (Tenant Not Affected) 3 St. Patrick's Terrace, Douglas West, Cork.



- Attractive retail opportunity in the bustling Douglas area
- Excellent location adjacent to St. Patrick's Mills and Douglas Village Shopping Centre
- Suited to a variety of uses (subject to planning permission)
- Modern commercial unit at ground floor with first floor ancillary space
- The property is currently let under a 4-year 11 months lease from February 2015 at a passing rent of €9,000 per annum. For the avoidance of doubt, the tenants occupation is not affected.



Location

The property is well located on Douglas West Street, just south of Douglas Road, in the heart of Douglas Village. The property is adjacent to St. Patrick's Mills and the Douglas Village Shopping Centre complex. Nearby occupiers include Dino's Restaurant, ACME Blinds and Four Star Pizza, as well as a number of independent and local retailers in the surrounding area.

Douglas is a popular commuter area situated just 4km to the south of the heart of Cork City. Excellent transport links such as the N40, N27 & 28, as well as the numerous bus routes throughout the village allow ease of access. Douglas in recent times has grown substantially due to its location, facilities and amenities with the population subsequently growing to c. 26,883 (CSO 2016).

Accommodation

Floor	Use	Sq Ft	Sq M
Ground	Retail	467.50	43.44
First	Office/Storage	260.60	24.23
Total		728.1	67.67

Tenancy

Demise	Tenant	Lease Start	Lease Term	Lease Expiry	Passing Rent (pa)
3 St Patrick's Terrace	Grace Power	2nd February 2015	4 years 11 months	1st January 2020	€9,000

Description

The property comprises of an attractive retail premises currently laid out as a hairdresser's salon. The mid-terrace building presents well, with extensive frontage on to Douglas West Street. Ground floor consists of the hair salon, treatment rooms to the rear and a wc, which extends to 43.44 sq m (467.5 sq ft). The first floor is accessed by an internal fitted stairway, which extends to 24.23 sq m (260.6 sq ft).

Viewings

Strictly by appointment with sole selling agents Savills.

BER Certificate



Price

€125,000 exclusive

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