



CHARTERED SURVEYORS
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INVESTMENT PROPERTY FOR SALE

4, Lavitts Quay, Cork



Highlights

- 3 storey mid terrace Investment property extending to 2,000 sq.ft.
- Excellent City Centre location adjoining Patrick Street and Cork Opera House.
- Upper floors have independent access.
- Part occupied with an income of €15,000 pa.

Contact

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The Location:

The property is centrally situated on Lavitts Quay a short distance from Patrick's Street and the Opera House. There is a mix of well known businesses in the area such as Egans Optician, Moderne, Kilkenny Shop etc.

Description:

The property comprises a mid-terrace 3 storey Investment property. The ground floor has direct access onto Lavitts Quay and the upper floors have standalone access.

Accommodation

Description	Sq.Ft	Sq.M
Ground Floor	630	58.9
First Floor	800	78.9
Second Floor	830	78.9

Tenancy

The ground floor is vacant and the entire first and parts of the second floor is let to a Dental Practise for €15,000 per annum.

Services:

All mains including broadband are connected

Rates & Service Charges:

TBC

Viewing:

Strictly by prior appointment with sole agent

Basis of Sale

Private Treaty

Price:

€350,000

BER:

BER: C3

BER Number: 800578783

Energy Performance Indicator: 993.08 kWh/m²/yr

Location Map:



CONDITIONS TO BE NOTED

- These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
- All descriptions, dimensions, references to condition and other details are given in good faith and are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail