

Excellent Commercial Opportunity

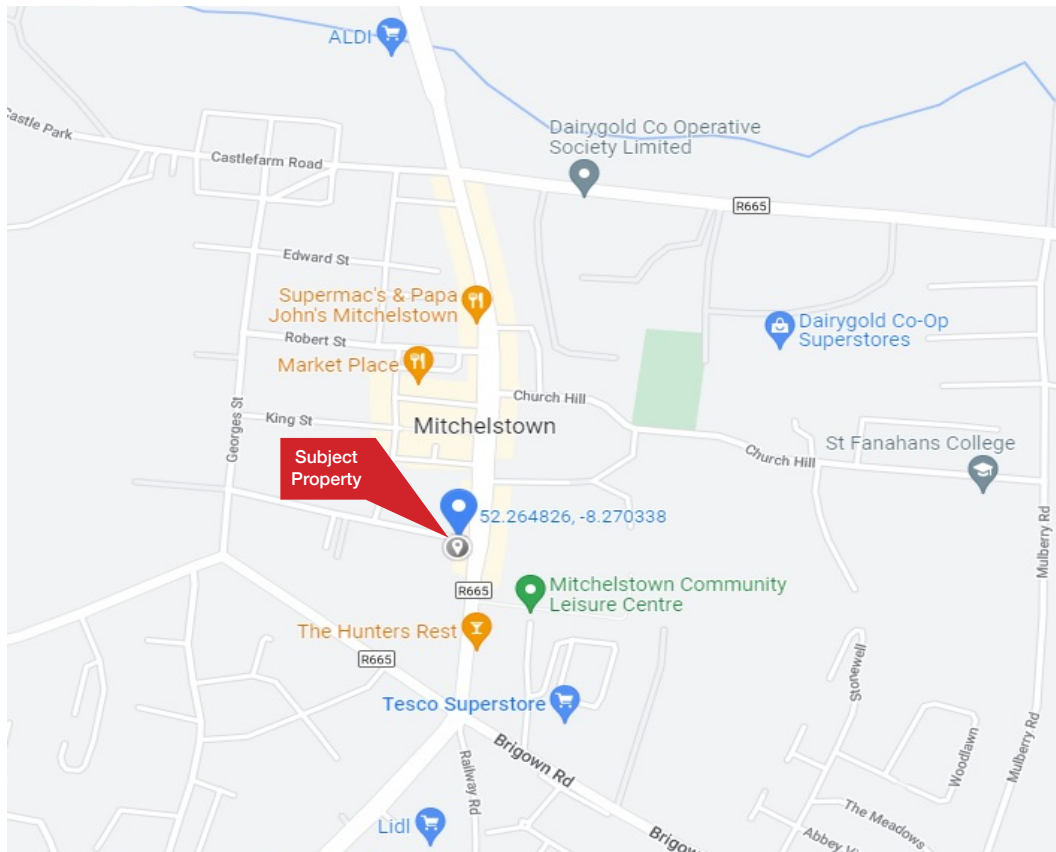
savills.ie

savills

To Let by way of Assignment or Sub-Lease Excellent Retail/Office Opportunity Mitchelstown, Cork.



- Prime retail opportunity located in the heart of Mitchelstown
- Superb location with profile onto the main street
- Suited to a variety of uses (subject to planning permission)
- Ground floor retail space extends to c. 310 sq.m. (3,336 sq.ft.)
- Large space to the rear with development potential (subject to planning permission)
- To Let by way of Assignment or Sub-Lease



For illustration purposes only.

Location

The subject property is located on Main Street in Mitchelstown. Mitchelstown is located on the border of Limerick and is a town that is popular among the workforce in Limerick City and Cork City. The property has excellent profile on two streets, and it is superbly located within the town. Mitchelstown is located just 57km from Limerick City and 51.9km from Cork City.

Description

The subject property comprises a ground floor retail space, 1st floor office space and storage and canteen with storage on the third floor. The property has a secure vault located to the rear. The property fronts on to the main street in Mitchelstown. It has a large, garden area to the rear with potential for further development (subject to planning permission).

Area Schedule

Floor	Use	Area Sq.m. (Sq.ft.)
Ground	Retail	310 (3,336 sq. Ft)
First	Office	81 (871 sq. ft)
Second	Staff / Stock Rooms	63 (678 sq. ft)
Total		449.86 (4,842 sq. ft)

Lease Details

The property is available 'To Let' by way of assignment or sub-lease. The premises is held on a 25 year lease from 1st July 2007 with a passing rent of €111,420.

Rates

€20,648

BER

Not applicable.

Rent

Rent on application.

Savills

11 South Mall, Cork.
+353 (0) 21 427 1371

savills.ie

Peter O'Meara

+353 (0) 21 490 6114
peter.omeara@savills.ie

Lia Dennehy

+353 (0) 21 490 6122
lia.dennehy@savills.ie

savills

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.