

Cohalan Downing

INVESTMENT OPPORTUNITY

Tenants Unaffected

82 BALLYHOOLEY ROAD, ST LUKE'S CROSS, CORK

FOR IDENTIFICATION PURPOSES ONLY



021 427 77 17

> www.cdacork.com

- > Imposing, mid-terrace, mixed use building laid out over ground, first & attic floor.
- > The property extends to approximately 1,240 sq. ft. in total and benefits from separate access to the commercial and residential elements.
- > The ground floor commercial unit, trading as The Renovation Centre is self contained and benefits from substantial frontage to Ballyhooley Road.
- > The overhead residential accommodation is laid out over 1st and 2nd floor to provide bright and spacious accommodation with 2 en-suite bedrooms, living room/ kitchen space, and additional storage nooks. Heating is electric.
- > The property is conveniently located at the heart of St Luke's Cross adjoining St Luke's Inn, which is short stroll to Cork City Centre and provides access to an extensive residential community.
- > Fully tenanted mixed use investment opportunity producing a current rent of €23,400 per annum.

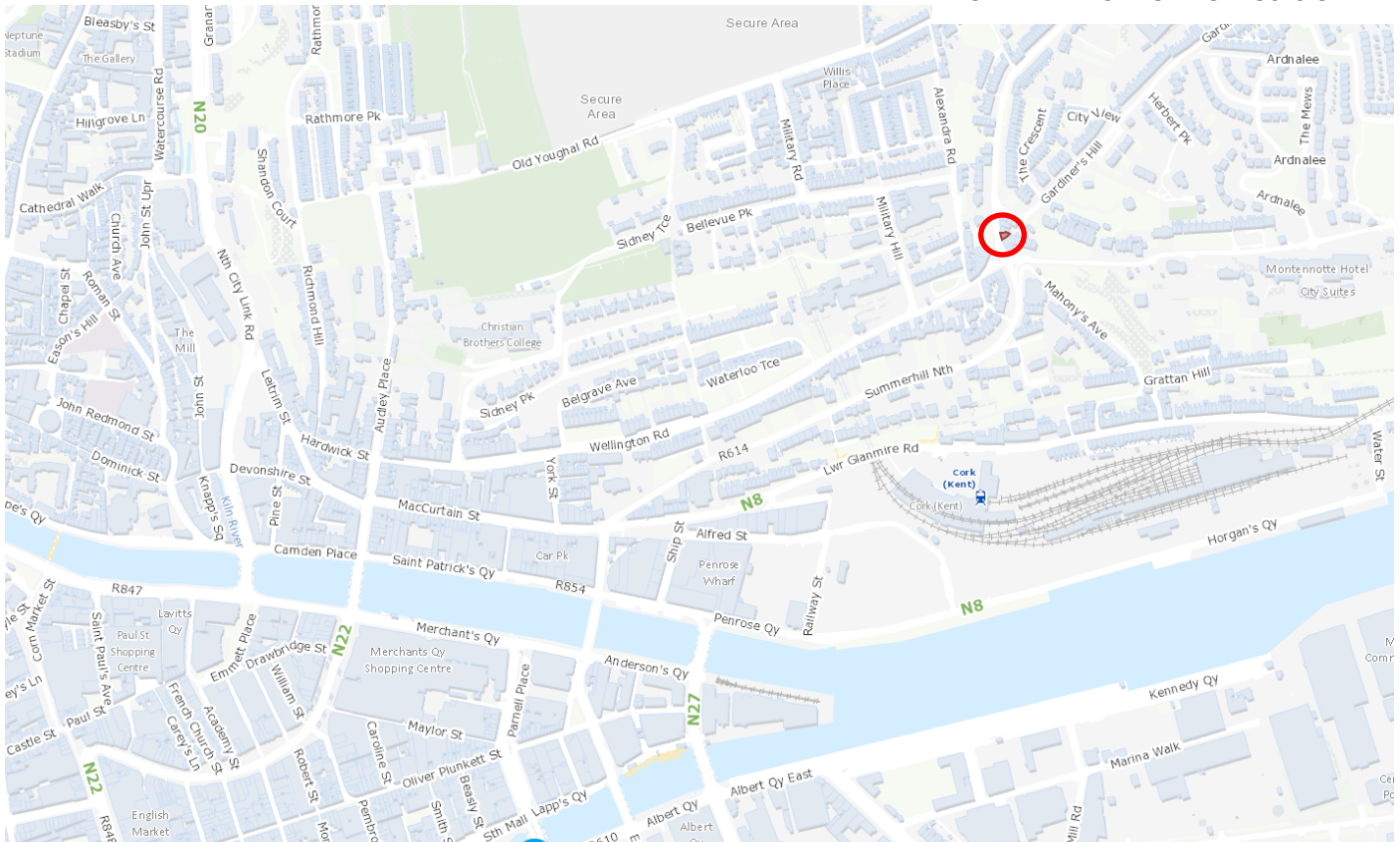
TENANTS REMAIN UNAFFECTED BY THE SALE.

Viewings Strictly By Appointment With Sole Agency

FOR SALE BY PRIVATE TREATY

Location:

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Accommodation:

FLOOR	SQM	SQFT
Ground Floor - Commercial	53	570
First Floor - Residential	39	420
Second Floor / Attic - Residential	23	248
TOTAL AREA Approx.	115	1,238

Lease Details:

The Renovation Centre occupy the ground floor commercial section on a 4 Year 9 Month Lease from June 2019, and are currently paying a rent passing €9,000 per annum.

The overhead apartment is let on a standard residential lease at a rent of €14,400 per annum.

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Solicitor:

Ms Emma Comyn, CKT Solicitors, 2 George’s Quay, Cork.

Services:

Rates: €3,500 Approx. - Paid by Tenant.

Viewing:

Strictly by prior appointment with Sole Selling Agents;

Rob Coughlan

E-mail: rcoughlan@cdacork.com

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

LICENCE NO. 001641

