

**Former Dental Suite, 1st Floor, Brown House,
East Douglas Street, Douglas, Cork. T12 A3PC**



021 427 77 17

> www.cohalandowning.ie

- > Impressive, self contained Dental Suite/ Medical Suite extending to 425 sq. ft approx. at 1st floor level.
- > Previously in use as a Dental clinic and currently laid out with a reception, waiting room, two private consultation rooms/ surgeries and a separate W.C.
- > Building is well maintained and occupies a profile position in the heart of Douglas village, a Popular and high profile Cork city suburb.
- > Occupiers within Brown House include Douglas Medical Centre, Dr Brendan Crowley, Dr Alison Cregan, Dr Helen Twomey, and Dr Niall O'Sullivan.
- > Neighbouring occupiers include Paddy Power, IMAJ Barbers, O'Driscolls Bar, KC's, Cremin Cleaners, F Leahy Opticians, Bank of Ireland, Boylesports, Rose Garden Restaurant, PTSB, Cara Allcare Pharmacy, Falveys Pharmacy and Douglas Village Shopping Centre.

TO LET

Viewings Strictly By Appointment With Letting Agents

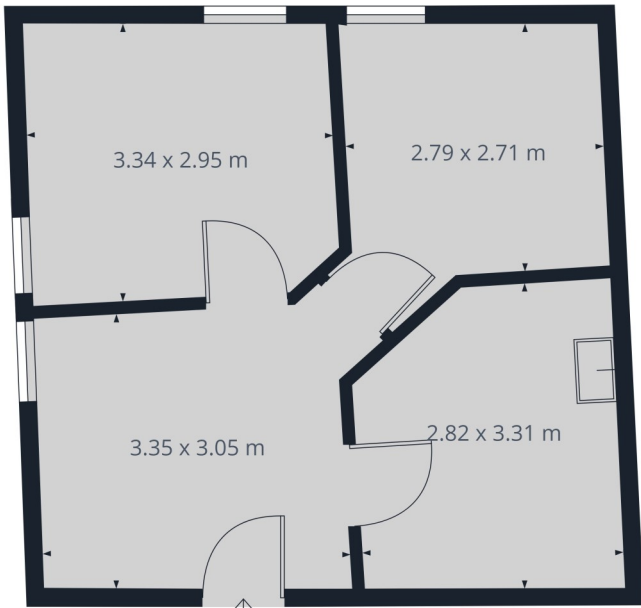
Location:

This established medical centre is situated in the epicentre of Douglas Village, a popular and high profile city suburban area. Located adjacent to Douglas Village Shopping Centre where on street neighbours consist of Paddy Power, IMAJ Barbers, O’Driscolls Bar, KC’s, Cremin Cleaners, F Leahy Opticians, Bank of Ireland, Boylesports, Rose Garden Restaurant, PTSB, Cara Allcare Pharmacy and Falveys Pharmacy.

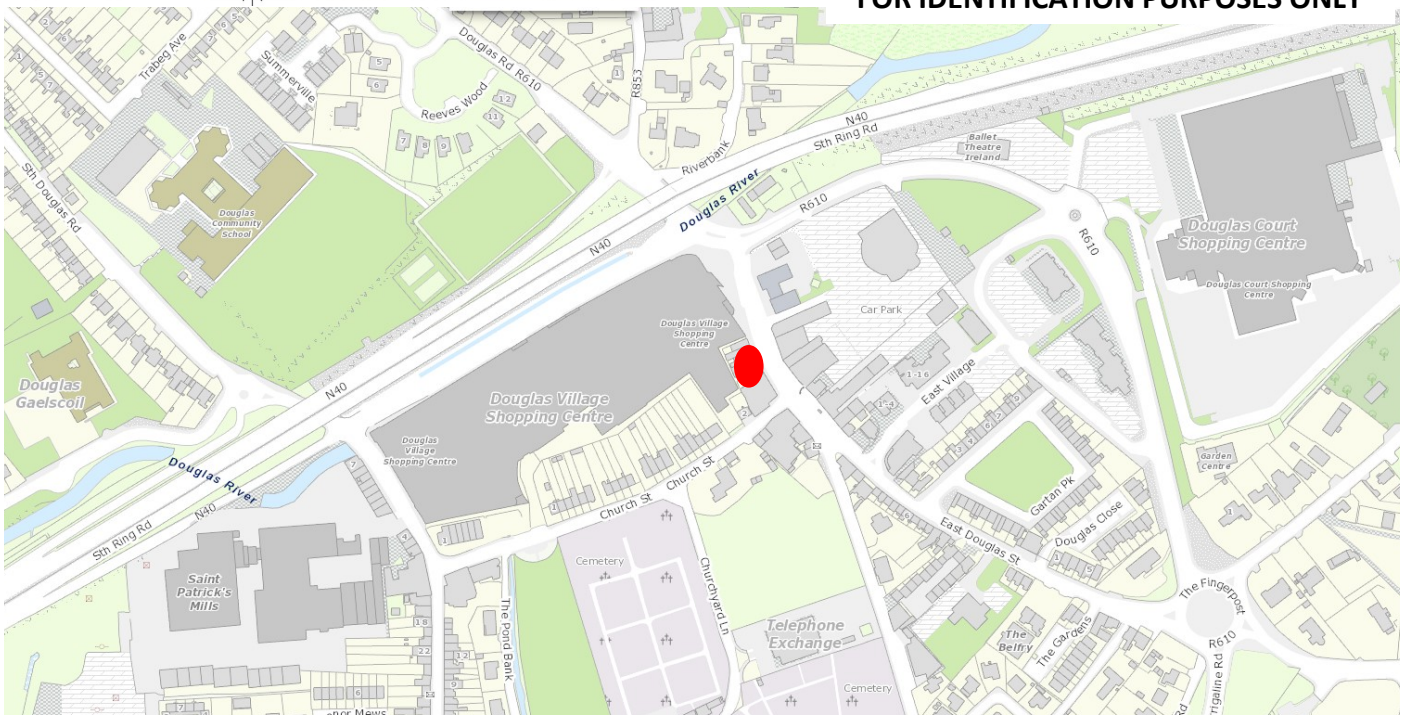
Description:

The premises is available immediately and the space comprises a former dental suite/ medical suite extending to 425 sq ft/ 40 sqm approx. Accommodation is well appointed with a reception, waiting area, and two private surgeries/ consultation rooms and private W.C.

Services include A/C, strip lighting, laminate floors and the surgeries are plumbed for water and waste.



FOR IDENTIFICATION PURPOSES ONLY



Rent: €POA per annum

Rates: €1,900 per annum approx.

Insurance: €TBC per annum approx.

Viewing:

Strictly by prior appointment with letting Agents;

Rob Coughlan

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Amanda Isherwood

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