

Glanmire House, Lower Glanmire Road, Cork - T23 PX4V



021 427 77 17

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- > An opportunity to acquire a fully occupied and income producing, commercial investment (tenants unaffected) in this high profile location in the heart of Cork City.
- > The building is well presented with an established occupier and produces a current annual rental income of €74,000 per annum exclusive.
- > This substantial, double fronted building extends to approximately 6,500 sq.ft/ 604 sqm. over two floors and further benefits from a secure yard of some 1,200 sq.ft/ 112 sqm.
- > The building is let in its entirety to Anderco Lifting Ltd under a 35 Year lease from August 2003. DL Supplies have a sub-lease with landlord consent.
- > This central location has dual profile to Lower Glanmire Road and Alfred Street which provides immediate access to all city centre services.
- > Property is offered for sale with the benefit of the existing tenants remaining unaffected.

Viewings Strictly By Appointment With Sole Agents

FOR SALE BY PRIVATE TREATY

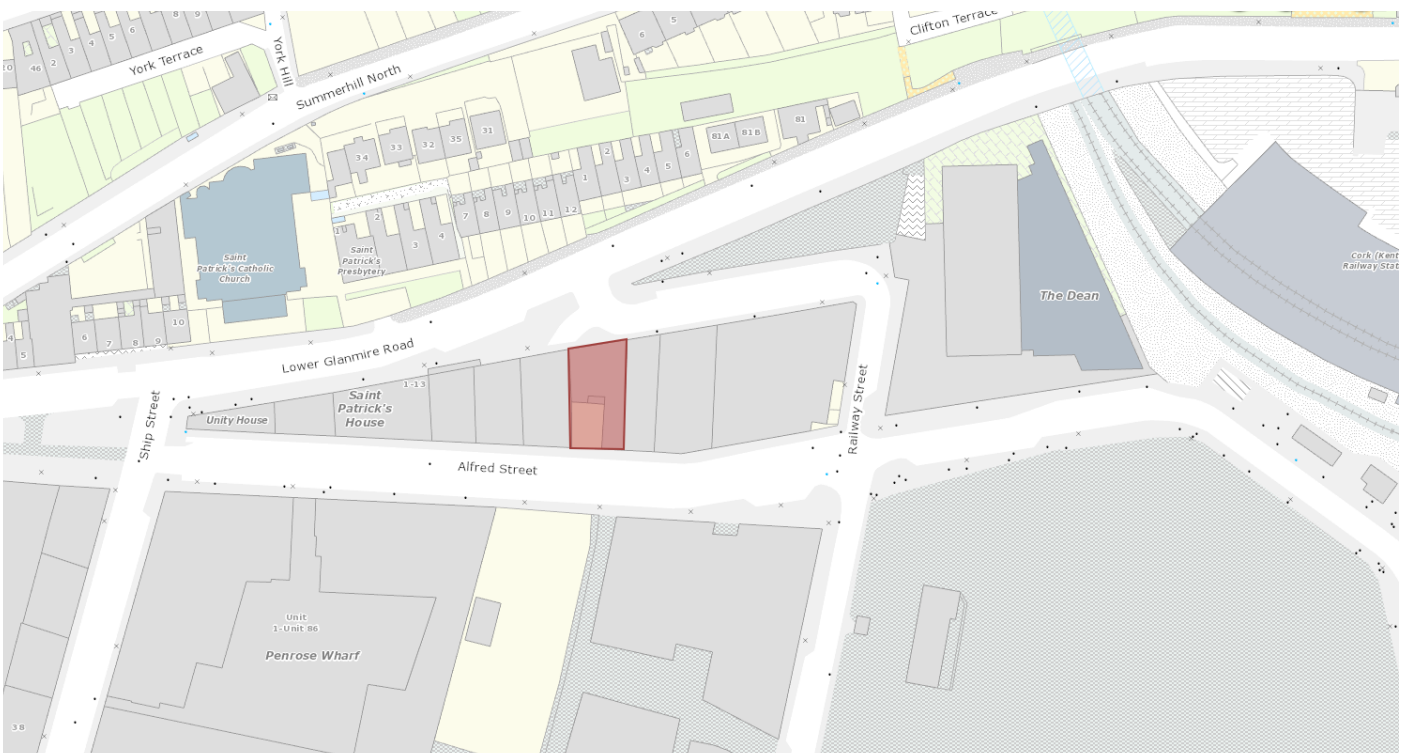
Location

The property is located fronting Lower Glanmire Road and Alfred Street, one of the main arterial routes in Cork City. This location is adjacent to Kent Railway Station in an area which has experienced unprecedented redevelopment and regeneration over the last number of years with the advent of new developments such as Penrose Dock, Horgan's Quay and the Dean Hotel to compliment the long established Penrose Wharf development.

MacCurtain Street, with its host of hospitality and food & beverage offerings is located immediately to the west.

Adjoining occupiers include Hertz Cars Sales, Right Price Tiles, Synergy Credit Union and St Patricks House.

LOCATION MAPS - FOR IDENTIFICATION PURPOSES ONLY





Description

Glanmire House comprises a mid-terrace, double fronted, commercial building laid out over 2 floors with a secure yard. The property has been occupied by Anderco Lifting Ltd from many years as a showroom, workshop and administrative base. The property was recently part sublet, subject to landlord consent, to DL Supplies to provide retail showroom and storage accommodation.

The property benefits from some 17 metres frontage to Lower Glanmire Road and some 14.5 metres frontage to Alfred Street. Internally the building is fitted commensurate with the occupiers specific requirements.

Accommodation

Description	Sq.M. Approx.	Sq.Ft. Approx.
Ground Floor - DL Supplies	293.6	3,160
Lower Ground Floor - Anderco Lifting	300.7	3,237
First Floor Rear - Anderco lifting	9.6	103
Total Floor Area**	603.9	6,500

***All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

Tenancy Synopsis

The entire is let to Anderco Lifting Ltd on a 35 Year Lease from August 2003 at an annual rent of €74,000 per annum exclusive. The current lease has over 15 years of a term certain remaining. The lease benefits from Upward Only rent review provisions. DL Supplies are in occupation under sub-lease, with landlord consent.

(Further lease details available strictly on request to identified parties)

Title

We understand the property has good and marketable title

BER

Pending

Solicitor

Ms Maura Lawton of Ahern Roberts O'Rourke Williams & Partners, Solicitors, The Old Rectory, Cork Road, Carrigaline, Cork, has carriage of sale.

Viewing

Strictly by prior appointment with Sole Agents;

Rob Coughlan

Mobile: 086-3264320

E-mail: rcoughlan@cohalandowning.ie

Amanda Isherwood

Mobile: 086-8894825

E-mail: aisherwood@cohalandowning.ie



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