

FOR SALE BY PRIVATE TREATY**Grange Hill Stores,
Grange Hill, Douglas, Cork.**

Substantial Detached property on large corner site with good off street car parking facilities.



In addition to the store of c.1, 300 sq.ft., the property has the benefit of a 2 bedroom bungalow residence with its own independent access and large garden at the rear. The store is currently trading as an off licence but will be sold with vacant possession.

Retail Unit

54 x 24 - c.1, 300 sq.ft.

Timber and tiled floor

The retail unit is accessed from and opens onto a large car park. The yard at the rear of the store can also be accessed from the car park for deliveries etc.

The Residential Accommodation

The residential accommodation is a 2 bedroom bungalow with its own independent access and large gardens at the rear.



Accommodation comprises of:

Hallway:	Spacious hallway with cloak closet
Dining Room:	13' 6" x 13' with Fireplace
Kitchen:	11'9" x 9'9" with floor and wall units
Bedroom 1:	13'9 x 13'6" with fireplace
Bedroom 2:	12'x 10'3" with built in robes
Bathroom:	Bathroom with three piece suite fully tiled
Store/Bedroom:	12' x 11" with en-suite
Store/Bedroom:	13' x 12'
	2 bedrooms are used as storerooms for the off-licence and currently can be accessed from the shop only.
BER:	C1
BER No:	800287351
Energy Performance Indicator:	658.27 kWh/m ² /yr

DISCLAIMER: Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.

Outside

Large private garden at the rear laid out in lawn with trees and shrubs.

Comment

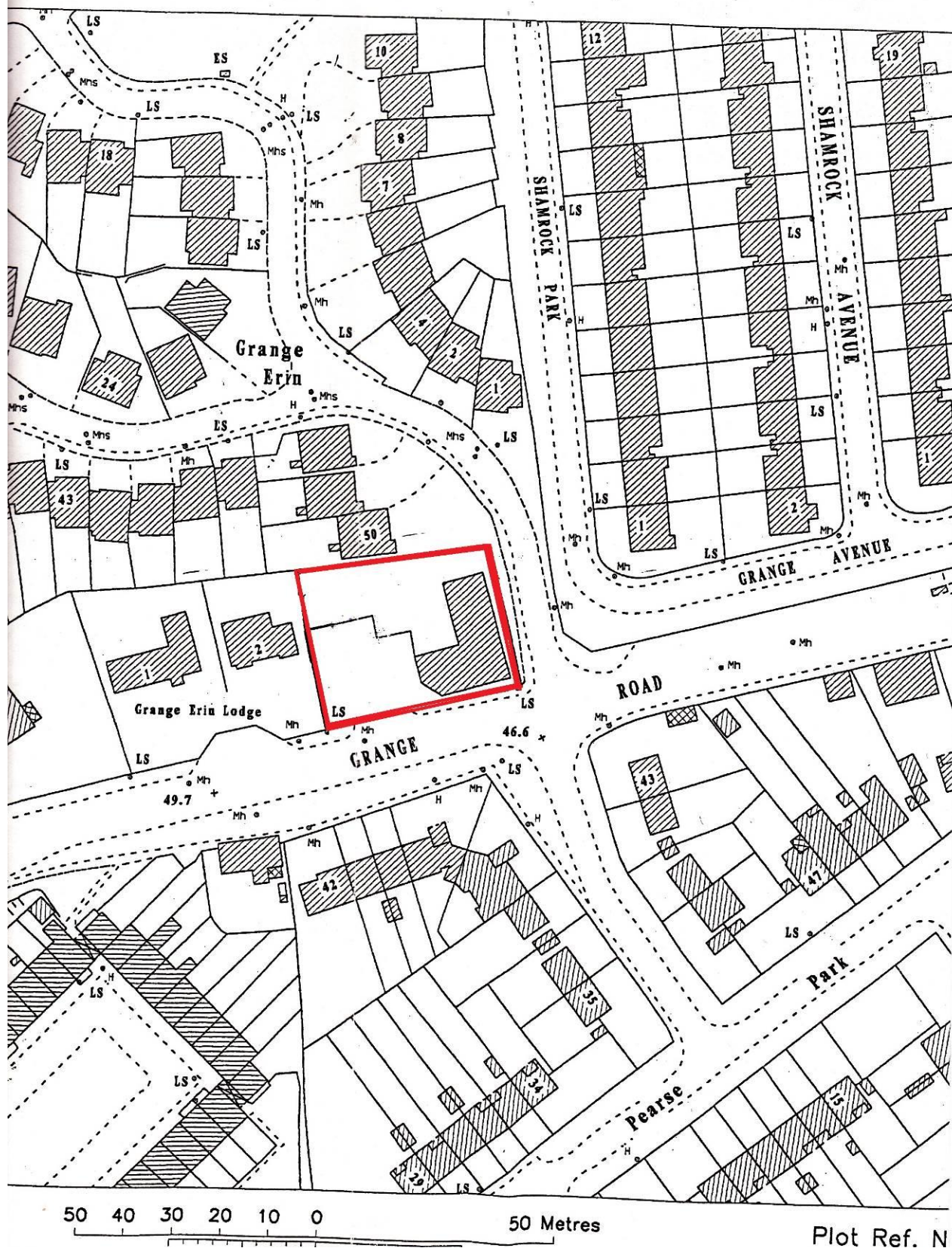
This is a prime property strategically located on the Grange Road. It is in a high visibility location. It enjoys a prominent position on the main road. The area is highly populated and the property is adjacent to Church, Schools, Credit Union, Super Valu and Aldi Stores. It should be of interest to owner occupiers, investors etc. Viewing is highly recommended.

Solicitor – Joan Kiely, PJ O’Driscoll & Son, 73 South Mall, Cork.

Viewing strictly by appointment.



Urban PLACE Map



DISCLAIMER: Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.