



CHARTERED SURVEYORS
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For Sale

INVESTMENT OPPORTUNITY - COMMERCIAL UNIT

21, HANOVER STREET, CORK.

Tenants Unaffected



Site Highlights:

- 3 storey mid-terrace commercial property.
- Superb City Centre location on Hanover Street, overlooking the River Lee.
- Total Floor Area: 583 sq m (6,273 sq ft)
- Annual rental Income of approx €40,000.

Contact

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The Location:

The property is located in the heart of Washington Village, on Hanover Street, approx. 20 m from Washington Street which is the hub for many of Cork's Solicitors and other professionals together with a large number of restaurants and retail outlets. The property is just 300m from Patrick Street and 500m from South Mall.

Description:

The property comprises a mid-terraced 3 storey Commercial Unit with a single entrance off Hanover Street. The rear of the property overlooks the River Lee. With its central location and generous size, this property is suitable for a wide range of uses, subject to the necessary planning.

BER

TBA

Services:

All services are available

Lease Details:

4 Years and 9 Months from Dec 2019
Tenants unaffected

Rates and Insurance

Tenants responsible for rates and Insurance.

Viewing:

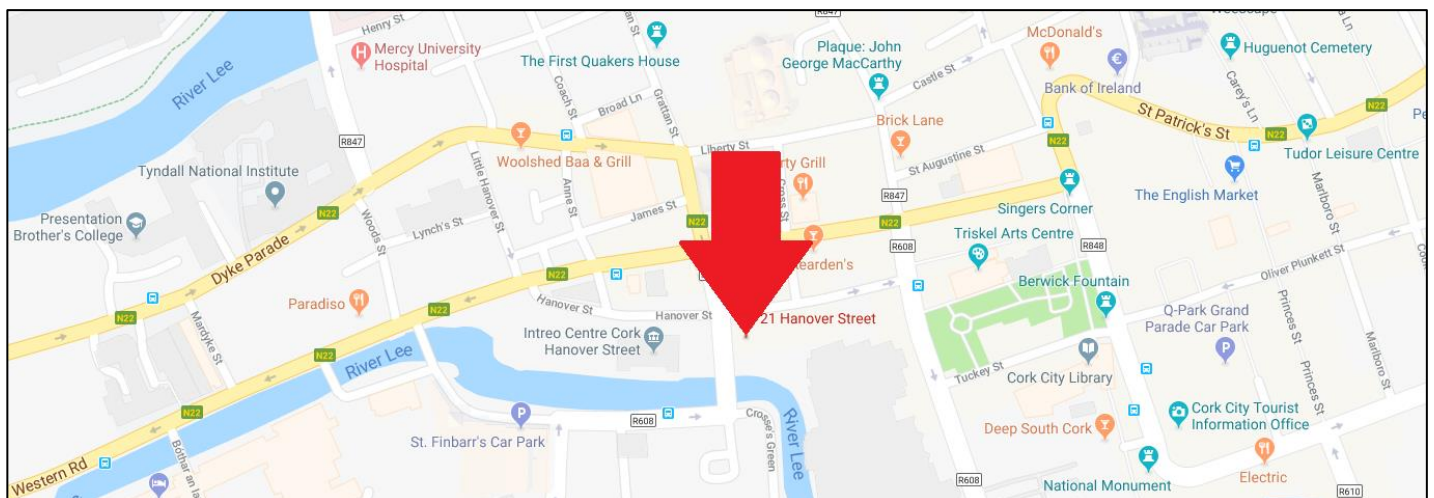
Strictly by appointment with the sole agent

Advised Market Value:

POA

Accommodation:

Floor	Size	Overview
Ground Floor	268 sqm	Regular shaped store area with 2 stairwells to 1 st floor
1 st Floor	268 sqm	Largely open plan with stairs to 2 nd floor
2 nd Floor	48 sqm	Attic space

**CONDITIONS TO BE NOTED**

- These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.
- All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail