

FOR SALE BY PRIVATE TREATY**30 Main Street
Midleton,
Co Cork.****Mid terrace commercial property**

Located in the heart of Midleton town this property provides an excellent opportunity for either an owner occupier or investor. The property provides a large floor area primarily over 2 levels which could suit a range of occupiers. The property is being sold with the benefit of vacant possession.

Location: The property is located in the heart of Midleton town centre on the eastern side of the main street close to the Dungourney road junction. The street has a good occupancy rate and Midleton is one of Corks largest county towns and is the largest in East Cork. The town has developed substantially from both a residential and commercial viewpoint in the last 15 years. Situated just off the N25 the town is easily accessed from Cork city and it also has the benefit of the train connection to Cork city via Carrigtwohill.

Description The property comprises a part 2 storey part 3 storey mid terrace building. Internally the ground floor is laid out in an open plan and provides c.120 sq.m. of retail space. The first floor is similar to the ground floor in terms of floorspace provided and is accessed via 2 stairwells (front and rear) and comprises a large open plan room with small office to the front and toilet off. The second floor is only 2 rooms and provides only c.35 sq.m.

Accommodation:		SQ.M
Ground floor	Large open plan retail area with store to rear Vacant Commercial unit	c. 120
First Floor:	Large open plan area with office and toilet off	c. 120
Second Floor	Laid out in 2 rooms	c. 35
Attic:	Open plan storage	
Gross Internal Area: c.275 sq.m. / c. 2959 sq.ft.		

Services: Mains water, sewer, storm

Title: Freehold

Occupancy: The property is being sold with the benefit of vacant possession.

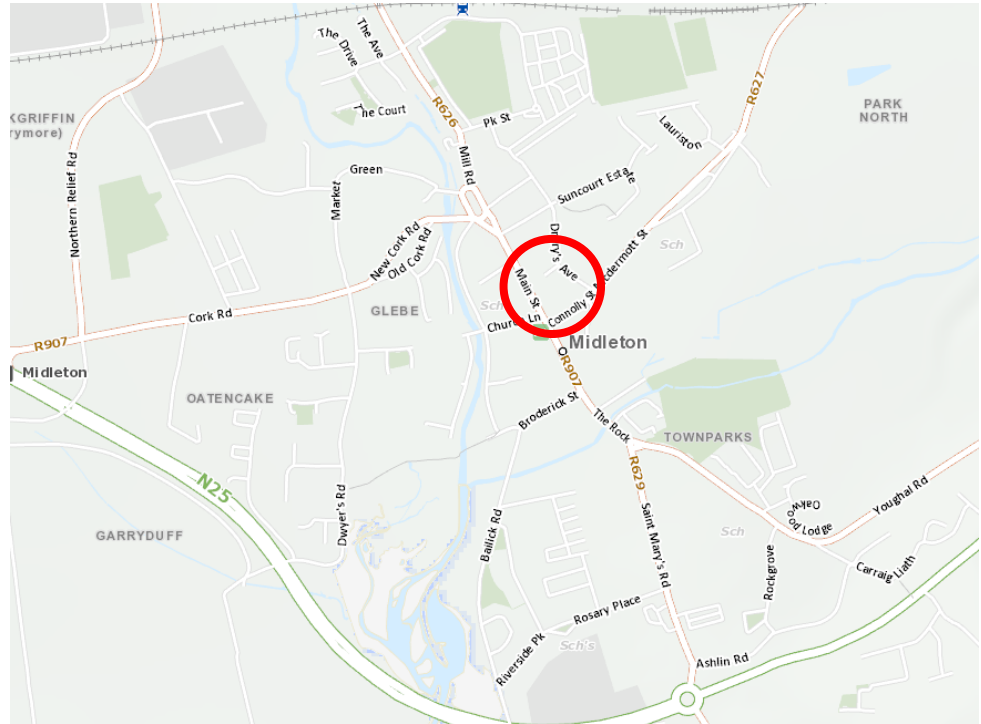
Rateable Valuation: €101.58

BER: Rating: C1
BER Numbers: Available on request
Energy Performance Indicators: Available on request

Asking Price: €255,000

Viewing: Strictly by appointment with sole selling agent.

Location Map



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