

RETAIL INVESTMENT OPPORTUNITY 8 PATRICK STREET, FERMOY, CO. CORK



021-427 5079

- Prime location in Fermoy town centre with high levels of passing traffic and pedestrian footfall
- Total accommodation extends to approx. 229.39 sqm (2,469 sqft)
- The property has good display frontage and excellent on-street presence
- Neighbouring occupiers include AIB, Bank of Ireland, Dealz, Shaws Department Store and O'Briens Café



LOCATION

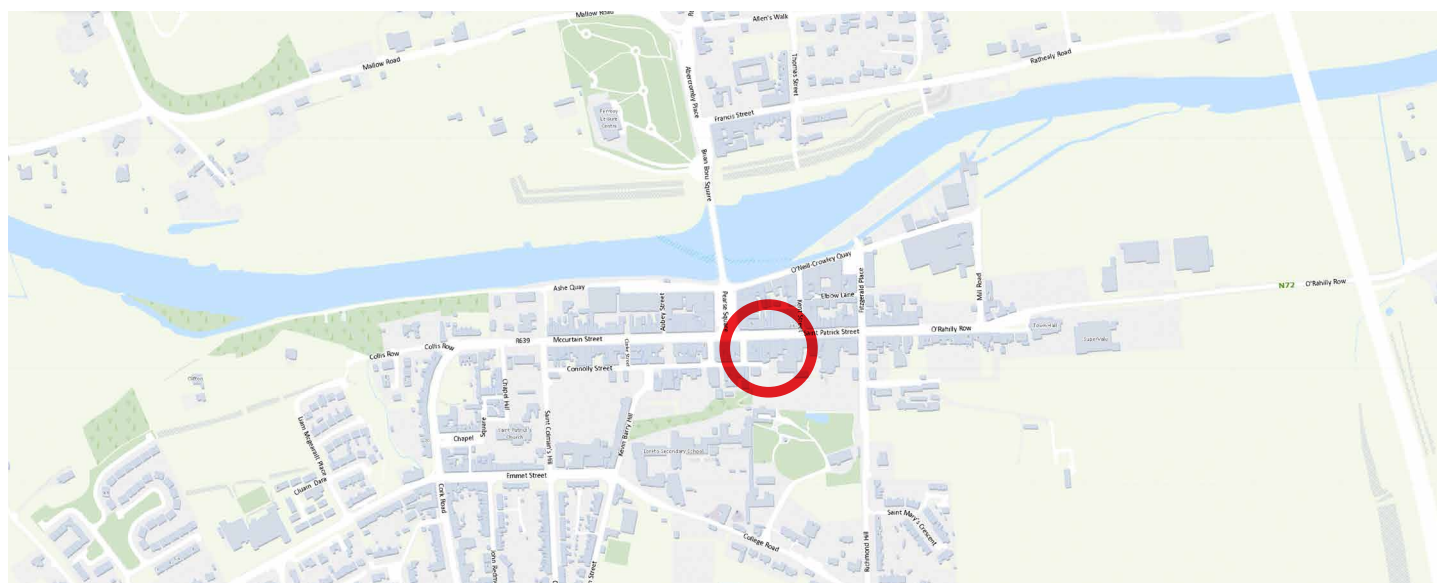
The property is centrally situated in Fermoy town centre on the south side of Patrick Street in close proximity to its intersection with Pearse Square and McCurtain Street. Patrick Street forms part of the main retail thoroughfare in Fermoy stretching east to west along McCurtain Street with Pearse Square at its centre. The Square connects to the Thomas Kent Bridge providing access to the north across the River Blackwater. Neighbouring occupiers include Bank of Ireland, Allied Irish Bank, Dealz, Centra and JJ Barber Jewellers.

DESCRIPTION

The property comprises a part two and part three storey single bay mid-terrace building centrally situated in Fermoy town centre.. The property is currently laid out with a self-contained ground floor retail/commercial unit with storage accommodation overhead. The upper floors also have a separate access to the front and is suitable for conversion to residential use if required.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Retail unit, office and kitchenette	124.82	1,344
First	2 no. storage rooms and kitchen	59.03	635
Second	3 no. rooms and bathroom	45.51	490
	Total	229.36	2,469



Ordnance Survey Ireland Licence No. AU 0002118.
Copyright Ordnance Survey Ireland/Government of Ireland.

CORK

1 South Mall,
Cork,
T12 CCN3
Tel: +353 21 427 5079
Email: cork@lisney.com

DUBLIN

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42
Tel: +353 1 638 2700
Email: dublin@lisney.com

BELFAST

Montgomery House,
29-33 Montgomery Street,
Belfast, BT1 4NX
Tel: +44 2890 501 501
Email: belfast@lisney.com

LONDON

91 Wimpole Street
London
W1G 0EF, UK
Tel: +44 (0)203 871 2514
Email: london@lisney.com

Lisney for themselves and the Vendor/Lessor whose Agents they are give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor and none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 3. The particulars, various plans, photographs, dimensions, references to condition and permissions for use and occupation are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchasers or Tenants shall satisfy themselves by inspection or otherwise as to correctness of each of them. No omission, accidental error or misdescription shall be ground for a claim for compensation nor for the rescission of the contract by either the Vendor/Lessor or the Purchaser/Tenant. 4. Neither the Vendor/Lessor nor Lisney nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property. 5. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT arising on the transaction. PSRA No. 001848.

