

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
	<b>Total</b>	<b>229.36</b>	<b>2,469</b>

**GUIDE SALE**

€200,000 plus VAT if applicable.

**BER INFORMATION**

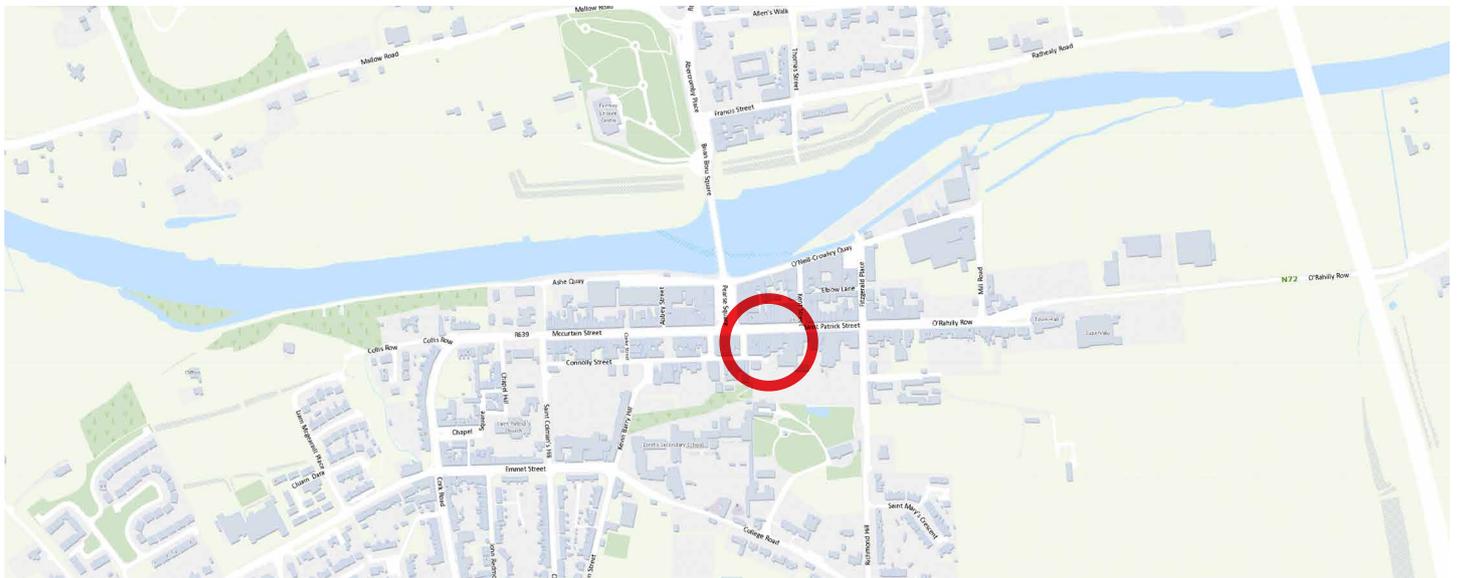
BER: B3.  
 BER No: 800638330.  
 EPI: 622.69 kWh/m<sup>2</sup>/yr.

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

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