

## 31 THE COTTAGES, BALLINTEMPLE, CORK, T12 CC64



021-427 5079

- Two storey mid terrace commercial building fronting Blackrock Road
- Total accommodation extends to approx. 142.2 sqm (1,532 sqft)
- Enclosed rear garden approx. 50m in length
- Located in a prominent position on Blackrock Road with high levels of passing traffic
- Neighbouring occupiers include; Ballintemple Post Office, Longboats Bar, Basil Market & Deli and Ballintemple Pharmacy.



## LOCATION

The subject property is situated on the southern side of Blackrock Road and close to its junction with Beaumont Drive. The surrounding area is primarily residential with some commercial interspersed. Commercial occupiers in the area include Longboats Bar, The Venue Bar, An Post, Ballintemple Pharmacy, Basil Market & Deli and Ballintemple Deli.

The property is situated an established and mature prime residential location and is very well located close to a range of local services and amenities including sports grounds, schools, tennis club and a municipal golf course. The property is served by local bus routed including the 202, 202A and 212 and there is a bus stop outside the main entrance to the property.

## DESCRIPTION

The property comprises a two storey mid terrace building with frontage on to Blackrock Road.

The ground floor is mainly open plan and is laid out with an open plan office with store room off. The first floor is laid out with 3 no. private offices, a staff room, store and male and female toilets.

There is an enclosed garden to the rear of the property which extends approx. 50m in length.

## ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	Open plan office and store	76.68	825
First	3 no. private offices, a staff room, store and male and female toilets.	65.72	707
	Approx. Total	142.2	1,532

## SERVICES

All mains services are connected to the property.

## BER INFORMATION

Pending

## FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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