

COMMERCIAL BUILDING WITH PARKING

KINSALE ROAD, CORK, T12 XA37

BER E1



021-427 5079

- Two storey and part single storey commercial building at the junction of Kinsale Road, Pearse Road and Curragh Road
- Total accommodation extends to approx. 182.26 sqm (1,962 sqft)
- Situated on a site of approx. 0.2 acres with surface carparking to the front
- Potential infill development opportunity S.P.P
- Neighbouring occupiers in the vicinity include; Mace convenience store, Aldi, Ladbrosks and McDonalds.



LOCATION

The property comprises a two storey and part single storey semi-detached building on a site of approx. 0.2 acres.

The ground floor is laid out with 2 no. open plan offices, private office, stores and WC. The first floor is laid out with 2 no. private offices, kitchen and toilet. There is a secure enclosed yard and garden to the rear of the property with gated access off its eastern elevation. There is a private tarmac surface carparking to the front of the property.

DESCRIPTION

The property is situated approx. 2.6km south of Cork City Centre on Kinsale Road at its junction with Pearse Road and Curragh Road. The property is conveniently located approx. 1km north of the Kinsale Road Roundabout and the N40 South Ring Road.

The immediate surrounding area is mixed residential and commercial comprising established housing estates with commercial interspersed. Immediate neighbouring occupiers include Mace convenience store, Ladbroke's, Aldi with Turners Cross Retail Park nearby to the south.

ZONING

The property is located within an area zoned "Neighbourhood Centres" in the Draft Cork City Development Plan 2022 - 2028.

ACCOMMODATION

Floor	Description	Sqm	Sqft
Ground	2 no. open plan offices, private office, stores and WC	133.5	1,437
First	2 no. private offices, kitchen and toilet	48.76	525
Approx. Total		182.26	1,962

BER INFORMATION

BER: EI

BER Number: 800838872

GUIDE SALE PRICE

€450,000 plus vat if applicable

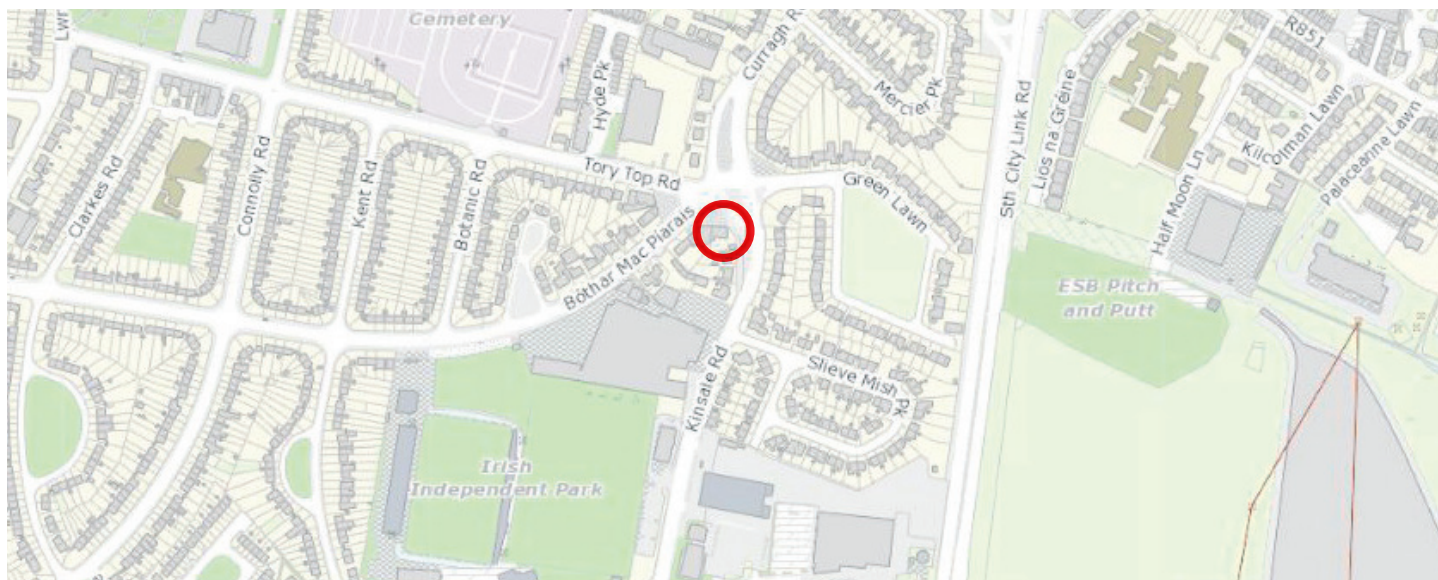
FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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