

## GROUND FLOOR MEDICAL SUITE THE LOUGH, TOGHER, CORK



**021-427 5079**

- Ground floor medical suite of approximately 94 sqm (1,011 sqft)
- Situated in Togher adjacent to the Lough approx. 2 km from both Cork city centre and Wilton.
- Neighbouring occupiers includes Walsh's Pharmacy, SuperValu and Euro City.
- Prominent location with high levels of passing traffic with a strong local population.
- Off street parking available.
- New lease available, flexible terms.



## LOCATION

The property is situated on the western side of Togher Road close to its intersection with Earlswood Estate approximately 2 km south west of Cork city centre. The Lough dominates the area to the north and The Lough Shopping Centre complex to the south.

Neighbouring occupiers include Walsh's Pharmacy, SuperValu, Euro City, Dry Cleaners and Jumbo Chinese Takeaway.

Togher is predominantly residential in character with a population of approx. 2,813 with a total of approx. 20,684 people located in the south central area of Cork City.

## DESCRIPTION

The property comprises a self-contained ground floor medical suite extending to approx. 94 sqm (1,011 sqft). The suite is laid out with reception, 3 no. surgery rooms and toilet facilities.

## LEASE

New lease available.

## RENT

€15,000 per annum exclusive.

## ACCOMMODATION

Floor	Description	SqM	SqFt
Ground	Medical Suite	94	1,011

## BER INFORMATION

BER: C1.

BER No: 800401200.

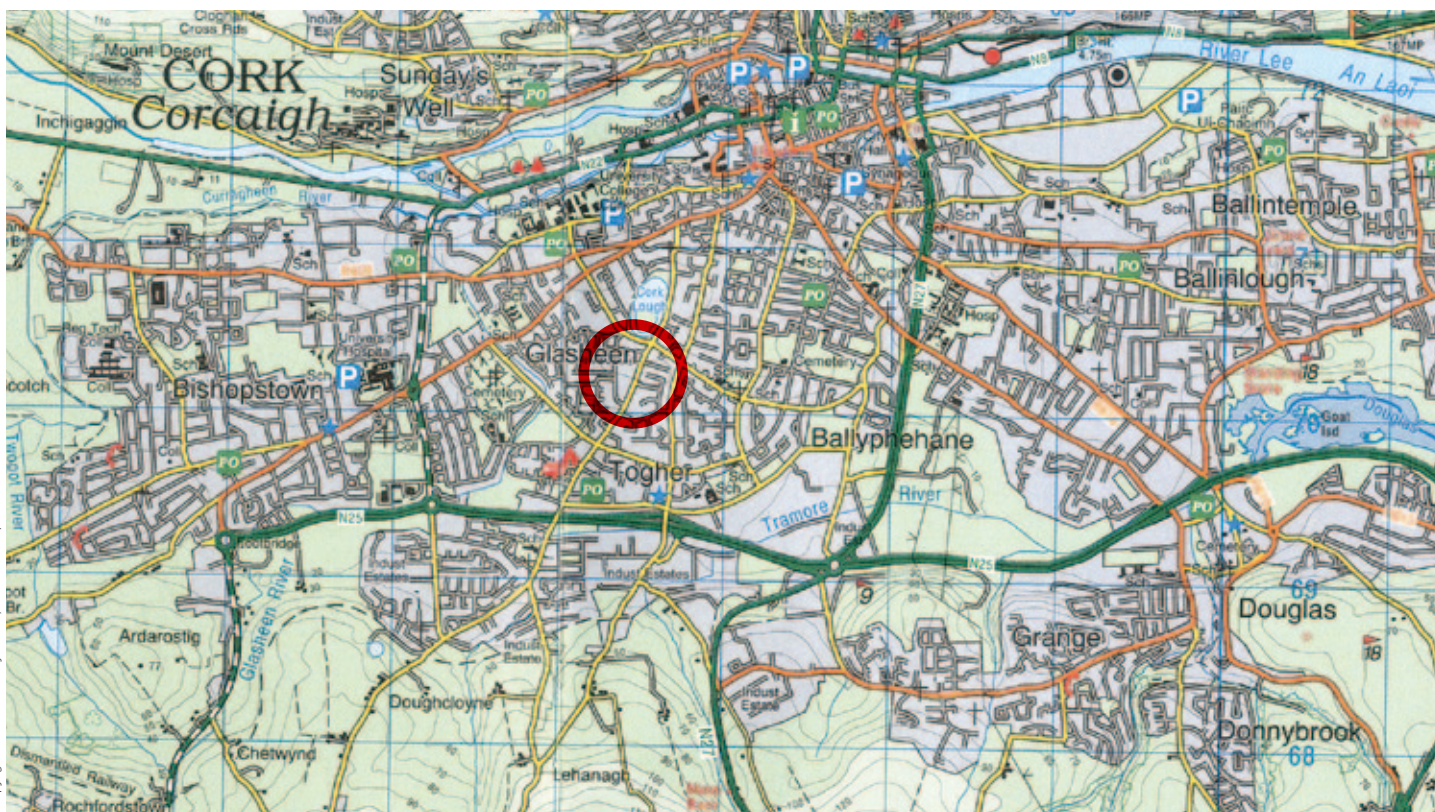
EPI: 344.62 kWh/m<sup>2</sup>/yr.

## FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing, please contact Lisney.

**David McCarthy** 021-427 5079 dmccarthy@lisney.com

**Mark Kennedy** 021-427 5079 mkennedy@lisney.com



Ref: CKC37017

## CORK OFFICE

1 South Mall, Cork.  
Tel: +353 21 427 5079  
Fax: +353 1 638 2706  
Email: cork@lisney.com

## OTHER OFFICES

St. Stephen's Green House, Earlsfort Terrace, Dublin 2.  
Tel: +353 1 638 2700 Fax: +353 1 638 2706 Email: dublin@lisney.com  
1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.  
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.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.

