

MIXED USE INVESTMENT

88 SUNDAYS WELL ROAD, 88A SUNDAYS WELL ROAD &
7A CONVENT AVENUE, SUNDAYS WELL, CORK

BER C3 F



Retail Unit - 88 Sundays Well Road

021-427 5079

- Prime suburban location in Cork approx. 1km from the city centre
- Ground floor retail unit approx. 1,280 sqft
- Upper floor 1 bed apartment with own door access
- 2 bed townhouse with own door access
- Currently vacant with potential to generate significant rental income



Townhouse - 7A Convent Road



Townhouse - 7A Convent Avenue

LOCATION

The property is situated on the northern side of Sundays Well Road at it's junction with Convent Avenue and approx. 1km north west of Cork city centre. This is an established residential location with convenient access to the University College Cork, CUH, Bon Secours Hospital and The Mercy Hospital.

DESCRIPTION

The property comprises of three individual units an apartment, townhouse and an open plan retail space. The retail unit occupies a prominent corner position at the junction of Sundays Well Road and Convent Avenue. The one bed duplex apartment is arranged overhead of the retail space and has its own private entrance. The townhouse comprises of two bedrooms and is situated on the western side of Convent Avenue with private entrance and includes a rooftop deck with panoramic views of Cork City.

ACCOMMODATION/TENANCY SCHEDULE

| Floor | Description | Sqm | SqFt |
|----------------|----------------------------|-----|-------|
| Ground & First | Retail Unit | 119 | 1,280 |
| First & Second | Duplex Apartment - One Bed | 62 | 667 |
| First & Second | Townhouse - Two Bed | 85 | 915 |

021-427 5079



Retail Unit - 88 Sundays Well Road



Townhouse - 7A Convent Avenue



Apartment - 88a Sundays Well Road



Townhouse - 7A Convent Avenue



Apartment - 88a Sundays Well Road

GUIDE SALE PRICE

€295,000

SOLICITOR

Ronan Daly Jermyn,
2 Park Place, City Gate Park,
Mahon Point, Cork
Contact Patrick Dorgan

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

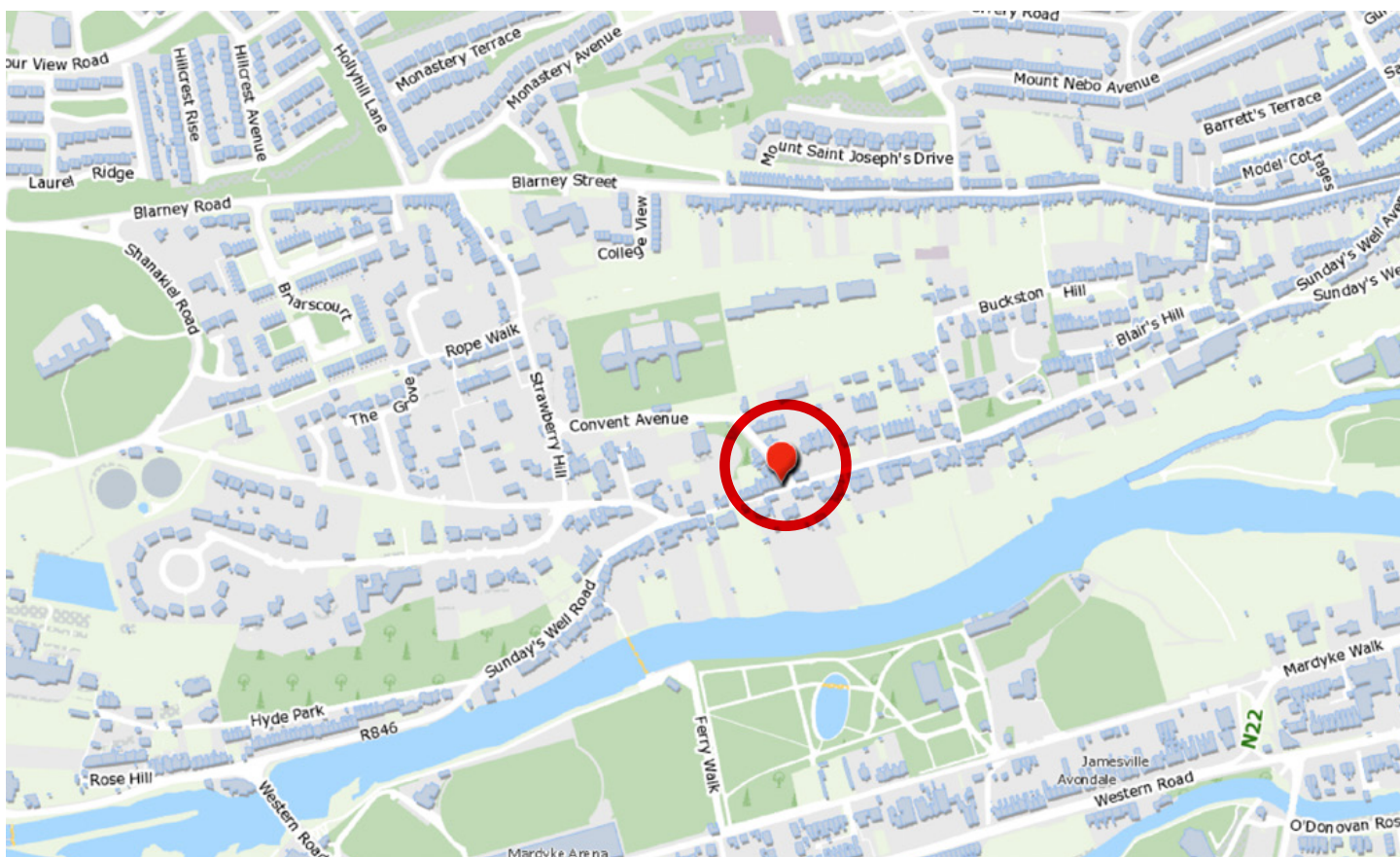
Patricia Stokes 021-422 6910 pstokes@lisney.com

BER INFORMATION

Retail Unit: Rating: D1. BER No: 800029725

Apartment 1: Rating: F. BER No: 106589047

Townhouse: Rating: C3. BER No: 106587926



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