



Downey McCarthy

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25 Leitrim Street, Cork City



CENTRALLY LOCATED MIXED USE INVESTMENT PROPERTY

ERA Downey McCarthy are delighted to launch to the market this centrally located mixed use investment property. The property is situated on the east side Leitrim Street, adjacent to its junctions with Pine Street and Hardwick Street, on the north side of Cork city centre. This is a very central location and the immediate area includes a good mix of commercial, retail and residential occupiers.

AMV: €330,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

The property comprises a three storey mid-terrace building with plastered elevations under a pitched slate covered roof and offers superb potential as a refurbishment opportunity. The roof pitch is non-symmetrical and there are differing floor levels on the east and west sides of the main building. The building benefits from three access points directly from the public footpath providing for separate access to the upper floors. There is also a two storey extension to the rear of the main building which is likely to be of concrete block construction with plastered elevations supporting a flat asphalt covered roof.

Internally the building accommodates a vacant retail unit and stores at ground floor, two occupied residential flats at first floor presently generating a rent of €15,600 p.a. and vacant stores at second floor.

| ACCOMMODATION

Ground Floor	95.00 sq.m. - vacant
First Floor	90.00 sq.m. - 1 x one bedroom flat, 1 x two bedroom flat
Second Floor	45.00 sq.m. - vacant

| ALL ENQUIRIES TO:

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