



Downey McCarthy

...the people you can trust

6 Fitzgerald Place, Fermoy, Co. Cork



**For sale by online auction at 11.00 am on Thursday 23rd March 2023 -
see www.eracork.ie for more details.**

ERA Downey McCarthy are delighted to present to the market this substantial 3 story commercial/residential premises situated in the heart of Fermoy town. The property comprises of a ground floor retail space with a three bedroom overhead apartment. Fermoy is a thriving town providing shopping and business services to an expanding urban population in addition to a large surrounding rural hinterland.

AMV: €75,000



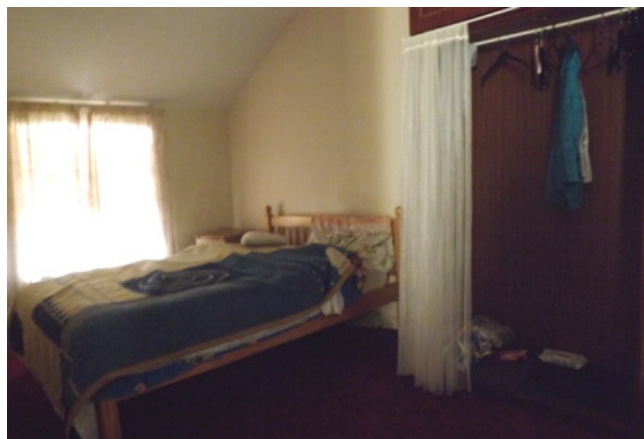
60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

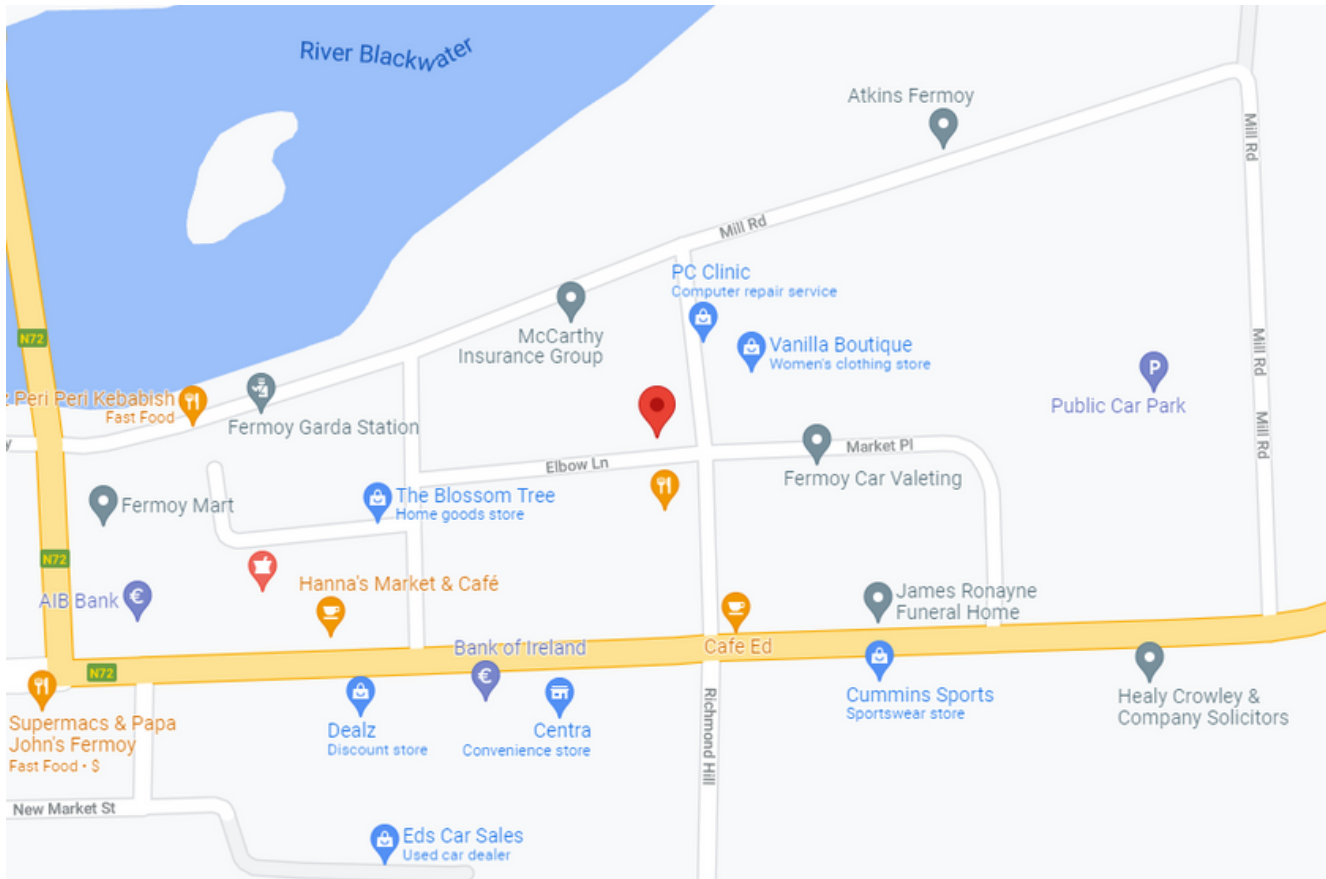
| FEATURES

- Ideal investment
- Ground floor retail unit c. 40 sq.m.
- Over head three bedroom apartment c. 78 sq.m.
- Town centre location
- Current rent roll €9,840 per annum:
 - Residential Unit €3,840 p.a. - currently occupied
 - Commercial Unit €6,000 p.a. - currently occupied
- First floor apartment BER - G
- Retail Unit BER - D2



| DIRECTIONS

Please see Eircode P61 PX27 for directions.



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

0876494740

will@eracork.ie



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Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.