

Salon at District Health & Leisure, Silversprings Court, Tivoli, Cork



ERA Downey McCarthy take great pleasure in bringing to the market this superbly finished salon property.

The unit is located within District Health & Leisure facility at Silversprings Court in Tivoli. This is a luxurious health and leisure facility with membership numbers in excess of 2,500. District offers an array of amenities to include a coffee shop, swimming pool, wellness area, 2 gyms, astro turf pitches, spinning studio and squash courts. While primarily catering to patrons of District, the residential neighbourhoods of Ashmount and Silversprings are also adjacent immediately to the north, with Glanmire, Mayfield and Ballyvolane within close proximity.

The property comprises a fully fitted and fully equipped beauty salon with accommodation to include reception area, nail bar, hair salon, pedicure area, three treatment rooms and a tanning room. Internal decorative finishes are in a tasteful, art deco style with ornate light fittings and wall papers. The unit also benefits from a full suspended ceiling, attractive timber flooring, electric heaters and ample power points throughout.

AMV: €2,000 / month

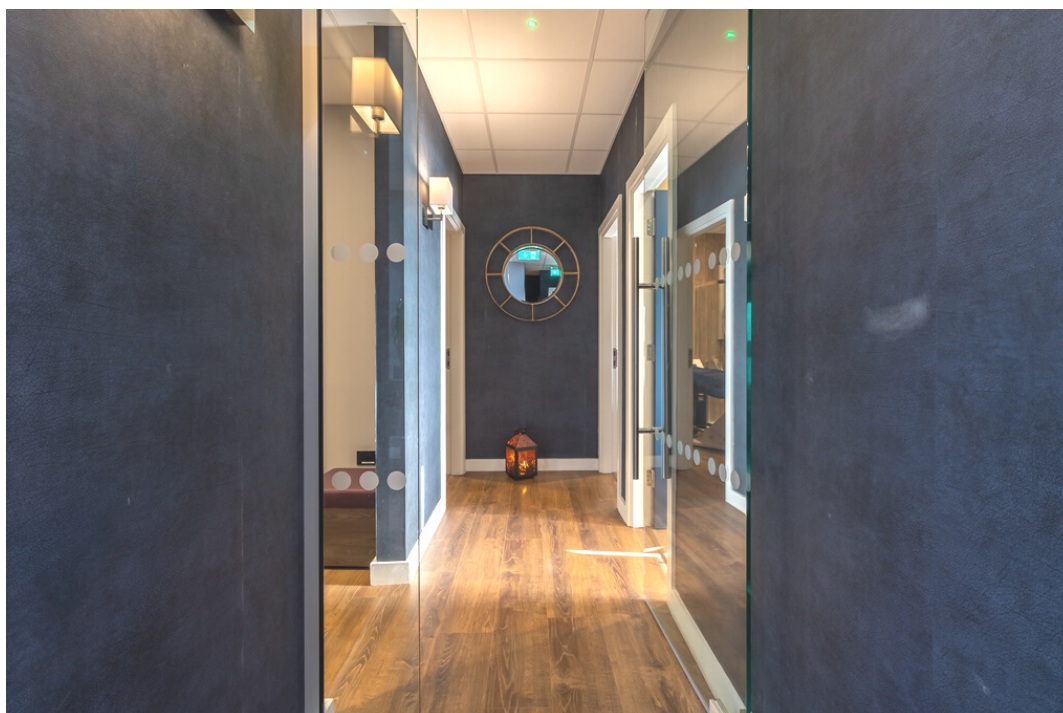
BER C1

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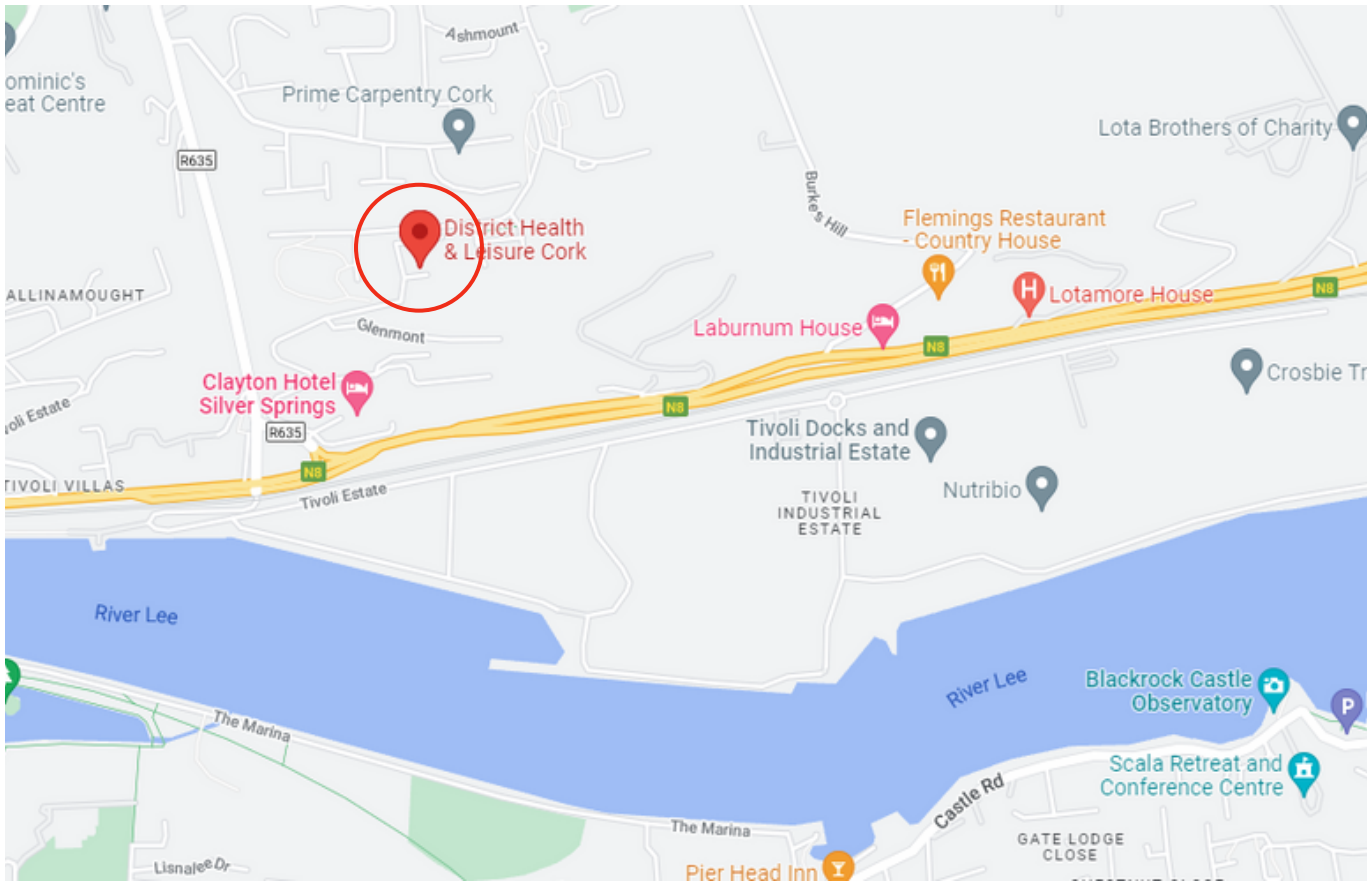
PSRA No. 002584

- Floor area of 68.62 sq.m. (738 sq.ft.)
- Fully fitted and fully equipped
- Existing client base
- High end decorative finish
- Ready for immediate occupation
- Ample on-site car parking



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.

| LOCATION :



| ALL ENQUIRIES TO:

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 **Downey McCarthy**
....the people you can trust

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