



Downey McCarthy
...the people you can trust

The Granary, The Glen, Kinsale, Cork



EASILY MANAGED INVESTMENT PROPERTY

ERA Downey McCarthy are excited to launch this easily managed investment property to the market. It comprises a centrally located, fully occupied, first floor office suite. The property sits on the west side of The Glen, between its junctions with Market Street and Barrack Hill in the centre of Kinsale town. This is a well established location where neighbouring properties comprise a mix of retail, commercial and residential users.

Accommodation includes the entire first floor within a repurposed granary building and is laid out in a mix of open plan and private offices together with staff canteen, w.c.'s and store. The office accommodation is arranged around a central courtyard which provides natural light to all sides. It is presently fully occupied with 5 tenants.

AMV: €185,000

BER C2

60 South Mall, Cork.

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

PSRA No. 002584

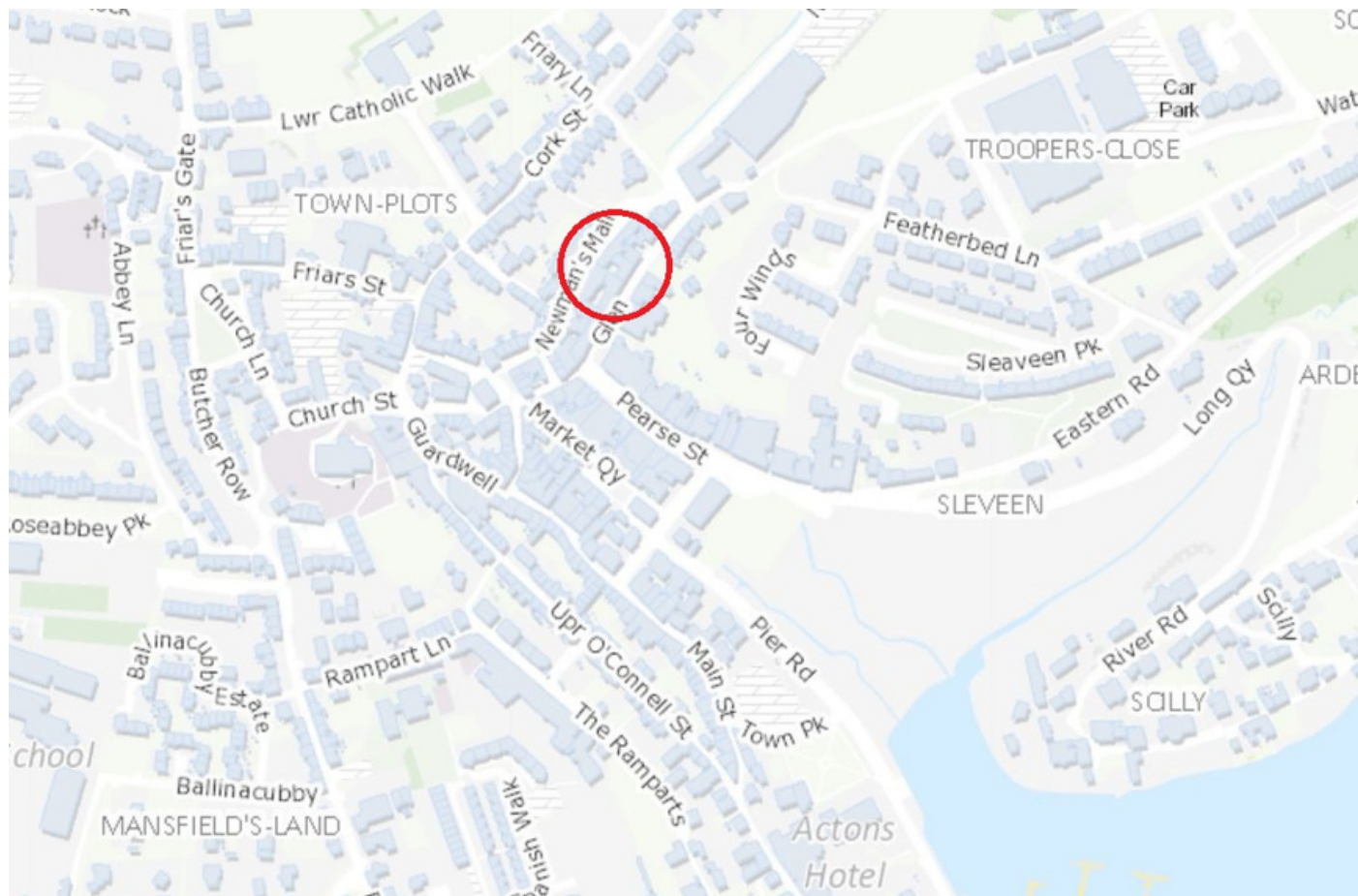
| FEATURES

- Central location
- Floor area extending to 214 sq.m. (2,303 sq.ft.)
- Fully occupied - 5 tenants
- Passing Rent €14,592
- N.I.Y. 7.17%
- Asset management opportunity



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.

| SITE & LOCATION MAP:



| ALL ENQUIRIES TO:

Will Lyons MSCSI, MRICS

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