

## Aghadine House, Galway's Lane, Douglas, Cork



### WELL LOCATED, MEDICAL USE, INVESTMENT OPPORTUNITY

ERA Downey McCarthy take great pleasure in presenting this attractive, medical use, investment opportunity to the market - tenant unaffected.

The property is situated in the suburb of Douglas, approximately 3.75 km to the south-east of Cork city centre. It lies on the south side of Galway's Lane and adjacent to it's junction with West Douglas Street (R851). This is a convenient location within easy walking distance Douglas Village Shopping Centre and the adjoining multi-storey carpark. This is a long established and settled residential area with a mix of good quality detached and semi-detached houses to all sides.

**AMV: €350,000**

**BER F**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

The property comprises a detached dormer style building on a square shaped site with surfaced parking areas to the north and west and a small green area to the east. Construction is of standard concrete blockwork with dash and brick elevations under pitched, tile covered roof sections.

There are uPVC framed double glazed windows throughout and a gas fired central heating system. Internally, the building is well decorated and laid out to accommodate a modern medical clinic.

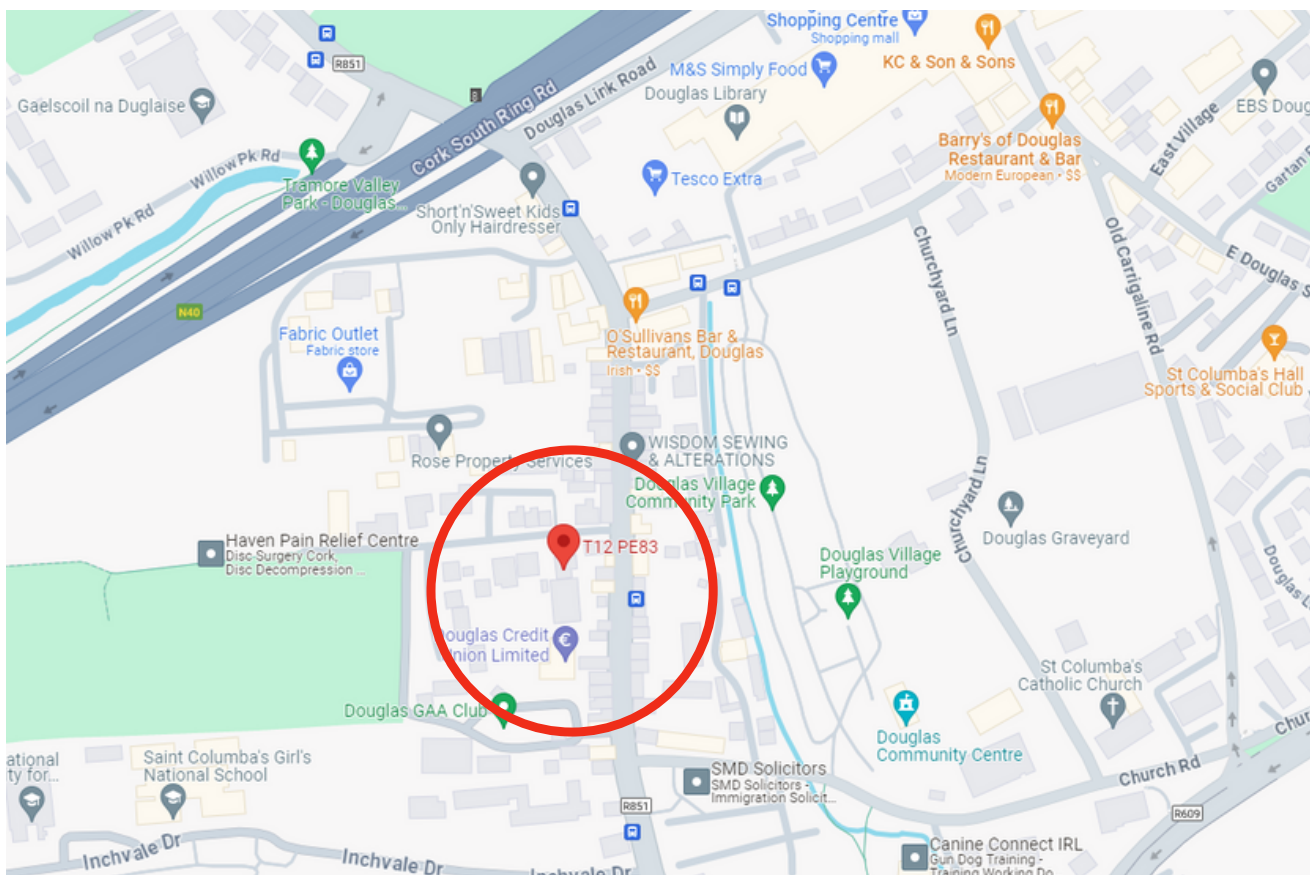
The entire is leased to a well established medical practitioner and generates a current rent of €20,000 p.a.

## | ACCOMMODATION

Accommodation includes an open plan reception and waiting area, seven private treatment rooms, w.c., staff kitchen and file storeroom. The dormer level is currently for storage use only. The ground floor extends to a total gross floor area of 121.17 sq.m. (1,304 sq.ft.)

## | DIRECTIONS

Please see Eircode T12 PE83 for directions.



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**| ALL ENQUIRIES TO:**

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