

Bridge House, Eastcliffe, Glanmire, Cork



ERA Downey McCarthy take great pleasure in bringing to the market this superb asset management opportunity located in the heart of Glanmire.

AMV: €325,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

Bridge House occupies a prominent position on the east side of the L2998 and East Cliff Road, adjacent to and on the east side of Glanmire Bridge. The new residential development of Ballinglanna lies further to the east while Glanmire Business Park lies to the west, on the opposite side of the Glashaboy River. This is a long established mixed use location and adjacent properties include a mix of residential, commercial and retail occupiers.

The property comprises a two storey, end-of-terrace building with site to rear. Construction is of traditional masonry work with dashed elevations supporting a pitched slate covered roof. The building is presently occupied by A.I.B. as a retail bank and is fitted out and decorated for such use.

Bridge House benefits from a 35-year lease to the bank from 1st of November 1991.

To the north-east of the bank building is an adjoining site extending to approximately 322 sq.m. (3,466 sq.ft.) with the benefit of a gated access point from East Cliff Road. Under the Cork City Development Plan 2022-2028, the entire is zoned as ZO 01 Sustainable Residential Neighbourhoods which offers great scope for further development, subject to planning permission.

- Good decorative order throughout
- uPVC double glazed windows
- Modern electric heating
- Superb asset management potential
- Further development potential subject to P.P.
- N.I.Y. 7.1% (on asking price)

| ACCOMMODATION

- Ground Floor: open plan office, storage area.
 - First Floor: 3 No. private offices, canteen, ladies & gents toilets.
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| **ALL ENQUIRIES TO:**

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THE PEOPLE YOU CAN TRUST